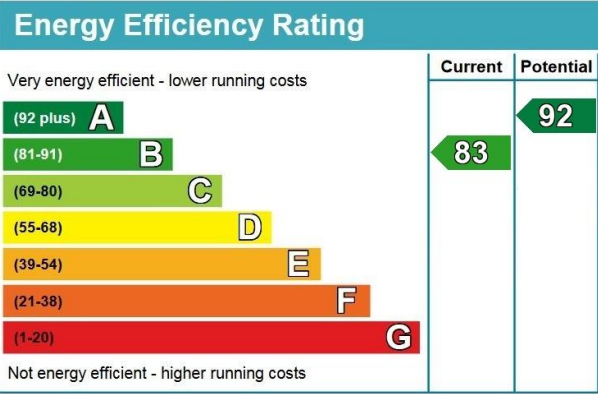


Cashmere Drive, Andover, SP11

Approximate Area = 1356 sq ft / 125.9 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1551 sq ft / 144 sq m
For identification only - Not to scale



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Cashmere Drive, Andover Guide Price £375,000 Freehold

- Kitchen/Breakfast room
- Sitting/Bedroom
- 2 Further Bedrooms
- Shower Room
- Garage
- Sitting/Dining Room
- Master Bedroom Suite
- Bathroom
- Rear Garden
- Driveway Parking



DESCRIPTION: Austin Hawk are delighted to offer this spacious three/four bedroom detached town house occupying a corner position on the popular Saxon heights development. The well presented accommodation, offering flexible living across three floors, comprises entrance hall, kitchen/breakfast room, cloakroom, sitting/dining room, sitting room/bedroom, master bedroom with ensuite shower room, bathroom, two further bedrooms and shower room. Outside there is a fully enclosed garden to the rear with gated access to driveway parking and the garage

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Front door into:

HALLWAY: Side aspect, stairs to first floor with under stairs storage and doors to:

KITCHEN/BREAKFAST ROOM: Front aspect with a range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink and drainer. Inset gas hob with extractor over and eye level double oven. Integral fridge/freezer, dishwasher and washing machine. Cupboard with wall mounted boiler and space for table and chairs.

CLOAKROOM: Low level WC, wash hand basin and extractor fan.

DINING/SITTING ROOM: Double aspect with French doors to the garden.

FIRST FLOOR LANDING: Double aspect, stairs to second floor and doors to:

SITTING/BEDROOM: Double aspect with Juliette balcony.

BATHROOM: Low level WC, wash hand basin, panelled bath with hand held shower attachment and extractor fan.

BEDROOM 3: Front aspect.

SECOND FLOOR LANDING: Loft access, airing cupboard with hot water tank and doors to:

SHOWER ROOM: Low level WC, wash hand basin, shower cubicle and extractor fan.

MASTER BEDROOM: Rear aspect and door to:

EN-SUITE SHOWER ROOM: Side aspect, low level WC, wash hand basin and shower cubicle.

BEDROOM 2: Double front aspect.

GARDEN: Patio area adjacent to the property with the remainder laid to lawn. Fully enclosed by fencing and a brick wall with gated access to the driveway parking and garage.

GARAGE: Up and over door to the front with both power and light.

FRONT GARDEN: Area of lawn with path to the front door and access to the driveway parking for two vehicles.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be a minimal yearly "estate charge" as with most modern housing developments.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

