

Lords Way, SP11
Approximate Gross Internal Area = 107 sq m / 1152 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 125 sq m / 1346 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd

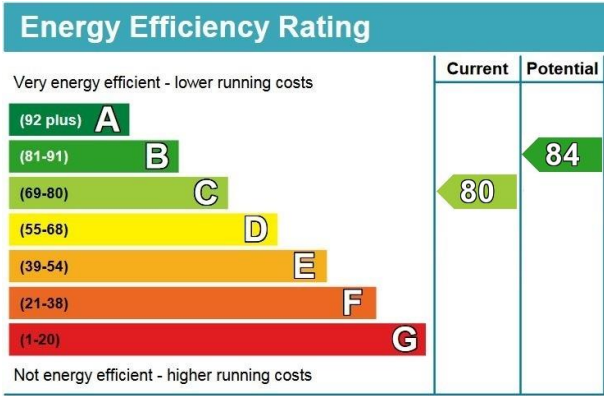


NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished 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.



Hyde Park Walk, Andover

Guide Price £350,000 Freehold



- Entrance Hallway
 - Living Room
 - Master Bedroom Suite
 - Family Bathroom
 - Practical Low-Maintenance Garden
- Kitchen/Breakfast Room
 - Cloakroom
 - Two Further Bedrooms
 - Garage & Allocated Parking
 - Close to Amenities & Open Countryside



DESCRIPTION: Deceptively spacious and very well presented throughout, this three-bedroomed semi-detached house has accommodation arranged over three floors. Potentially the perfect first family home, the property benefits from a location with proximity to numerous local amenities, open countryside almost on the doorstep, as well as a garage, allocated parking and an EV charging point. The accommodation itself comprises a ground floor with an entrance hallway, a kitchen/breakfast room, a cloakroom and a living room. The first floor includes a family bathroom which services two bedrooms, one of which is a very good-sized double, whilst the second floor is occupied by the master bedroom suite. Outside to the rear is a practical, landscaped, low-maintenance garden with gated access to the allocated parking and the garage.

OUTSIDE: The property has pedestrian access to the front via Hyde Park Walk itself with a small, low-maintenance front garden bordered by picket fencing. A gate leads into the front garden with a path to the front door, under a canopy porch. There is gated side access from the front garden to the rear garden. The garage and allocated parking at the rear of the property are accessed to the left of the property via Lords Way.

ENTRANCE HALLWAY: Stairs to the first floor, understairs storage space and door to a built-in, understairs utility cupboard. Radiator and consumer unit. Doors to:

KITCHEN/BREAKFAST ROOM: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over including matching upstands. Inset one and a half bowl, stainless steel sink and drainer, inset five-burner gas hob with a stainless-steel splashback, extractor over and a double oven/grill below. Integrated washing machine, dishwasher and fridge/freezer. Cupboard housing a wall-mounted gas combi boiler. Matching breakfast bar. Radiator.

CLOAKROOM: Close-coupled WC, hand wash basin and a radiator.

LIVING ROOM: Good-sized, rear-aspect living room with French doors opening out to the rear garden. Radiators.

FIRST FLOOR LANDING: Window to the front at return to stairs to second floor. Radiator. Doors to:

BEDROOM TWO: Very good-sized double bedroom with windows to the rear. Wall to wall fitted wardrobe storage. Radiator.

BEDROOM THREE: Good-sized single bedroom with a window to the front. Radiator. Currently used an office.

FAMILY BATHROOM: Fully tiled walls and flooring. Panelled bath with a shower over, closed-coupled WC, pedestal hand wash basin and a heated towel rail.

MASTER BEDROOM SUITE: Dual aspect master bedroom suite, occupying all of the second floor. Dormer window to the front and a velux window to the rear. Wall to wall fitted wardrobe storage. Radiator. Loft access. Door to:

ENSUITE SHOWER ROOM: Velux window to the rear. Fully tiled walls and flooring. Double shower enclosure, close-coupled WC, pedestal hand wash basin and a heated towel rail.

REAR GARDEN: Practical, landscaped, low-maintenance garden with modern contemporary paving adjacent to the rear of the property leading to a path at one side and gated access to the front. A path with artificial lawn either side leading to steps down through a low-level retaining wall to a patio seating area. Gated rear access to the allocated parking and the garage. External tap.

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. Augusta Park can be found on the northern side of Andover with Lords Way and Hyde Park Walk located alongside Icknield Way, which was the Roman Road that linked Winchester to Cirencester. Lords Way has vehicular access via East Anton Farm Road near the northern edge of the development and boasts many local amenities, including schools, a nursery, a Co-Op convenience store, fast-food outlets and East Anton sportsground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby and the development borders open countryside with the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office, both a short distance away.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. Annual Management Fee currently of £187.

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.

