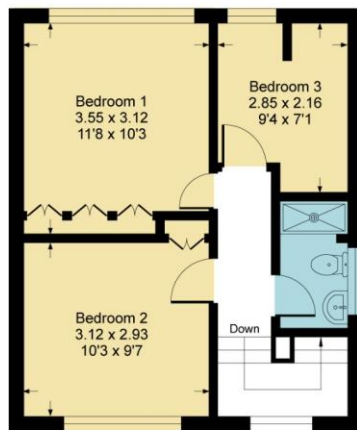


**Wolversdene Close, SP10**  
Approximate Gross Internal Area = 84.8 sq m / 913 sq ft

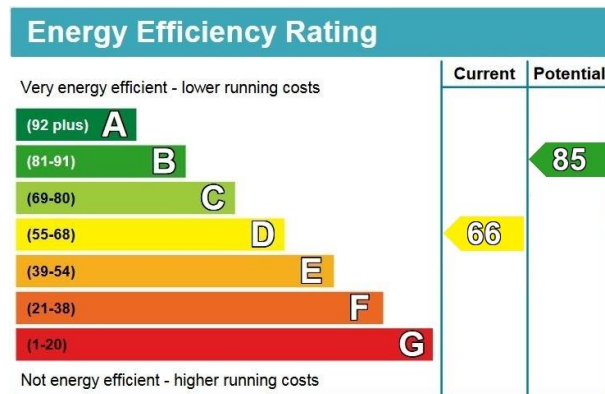


First Floor



Ground Floor

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.



**Wolversdene Close, Andover**

**Guide Price £335,000 Freehold**

- Entrance Hall
- Spacious Living/Dining Room
- Separate Utility Room
- Contemporary Family Shower Room
- Low Maintenance Gardens
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- 3 Well-Proportioned Bedrooms
- Driveway Parking
- Close to Schools and Amenities

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Reconfigured and thoughtfully updated by the current owners, this attractive three-bedroomed, semi-detached home is situated in one of Andover's most established and sought-after residential areas. The property enjoys a quiet yet highly convenient position, within easy reach of well-regarded schools for all age groups, town centre amenities and beautiful surrounding countryside.

The accommodation has been redesigned to create a practical and flowing layout comprising an entrance hall, a modern fitted kitchen, a separate utility room, a spacious living/dining room, and a ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a contemporary family shower room.

A key feature of the home is the living/dining room, which is enhanced by bi-fold doors opening directly onto a large, decked seating area. These doors allow the room to be opened up during the summer months, creating a seamless connection between indoor and outdoor living and making the space ideal for entertaining.

Externally, the property offers a low-maintenance front garden with driveway parking, with the potential to create additional driveway space subject to the necessary planning permissions. To the rear is a practical, south-west-facing garden designed for ease of upkeep, featuring a generous decked area that enjoys excellent levels of afternoon and evening sun.

The location has much to offer, with the property located on Wolversdene Road, which is off London Road and a short distance from town centre amenities, pre-school, primary and secondary schools, as well as the historic Ladies Walk, which is a short distance away and provides footpath access to nearby open countryside, Harewood Forest and the Test Valley beyond. 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.

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.

