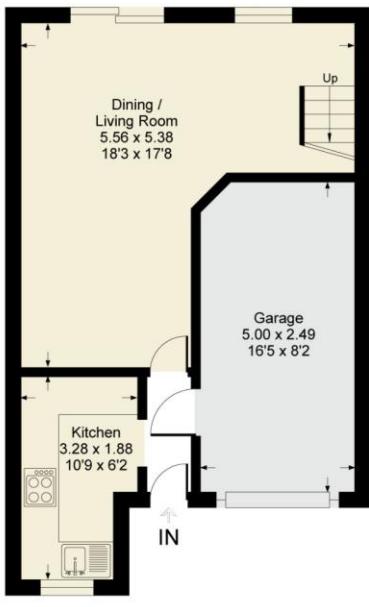
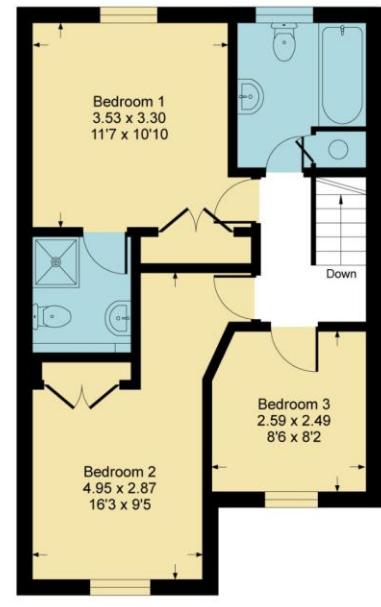


**Watson Acre, SP10**  
 Approximate Gross Internal Area = 77.5 sq m / 834 sq ft  
 Approximate Garage Internal Area = 12.3 sq m / 133 sq ft  
 Approximate Total Internal Area = 89.8 sq m / 967 sq ft



Ground Floor



First 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.

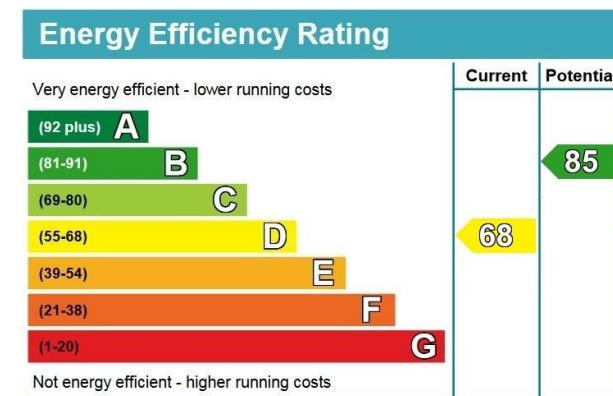


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**Watson Acre, Andover**

**Guide Price £330,000 Freehold**



**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.

01264 350 508 @ [info@austinhawk.co.uk](mailto:info@austinhawk.co.uk) e [www.austinhawk.co.uk](http://www.austinhawk.co.uk)

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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**DESCRIPTION:** Extensively updated by the current owners during the last two years, this end-of-terrace house has a quiet cul-de-sac location within walking distance of the railway station and with an outlook over open green space. The property benefits from proximity to not only the railway station, but numerous local amenities, including schools catering for all age groups. The well-presented accommodation comprises an entrance hallway, a kitchen, a good-sized living/dining room, a master bedroom with an ensuite shower room, two further double bedrooms and a family bathroom. Outside there is driveway parking to the front of an integral garage and an enclosed, landscaped garden with a covered seating area to the rear.

**LOCATION:** The location of the property benefits from many local amenities, including proximity to schools catering for all age groups, whilst being a short distance from both open countryside and Andover's town centre. Nearby Charlton village, although close to Andover, still maintains a strong village feel. Local amenities include convenience stores, public houses, fast-food outlets, GP and dental practices, Andover's War Memorial Hospital, a petrol station and Charlton Lakeside Leisure Park, which offers scenic walks, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is just a quarter of a mile away with a direct route into London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Watson Acre can be found off Mylen Road, which itself links Charlton Road with Weyhill Road.

**ACCOMMODATION:** Front door into:

**ENTRANCE HALLWAY:** Internal door to the garage. Consumer unit. Doorway to:

**KITCHEN:** Window to the front. A range of eye and base level cupboards and drawers with work surfaces over and tiled splashbacks. Inset composite sink and drainer, inset ceramic hob with an extractor over and an oven/gill below. Space and plumbing for a washing machine, space for a fridge/freezer and a wall-mounted gas boiler.

**LIVING/DINING ROOM:** Good-sized living/dining room with a window and sliding patio doors to the rear. Radiators. Space for dining. Stairs to the first floor.

**FIRST FLOOR LANDING:** Polished wood-effect laminate flooring throughout the first floor. Loft access and doors to:

**MASTER BEDROOM:** Window to the rear. Double doors to built-in wardrobe storage. Radiator and door to:

**ENSUITE SHOWER ROOM:** Corner shower enclosure, close-coupled WC, hand wash basin and a radiator.

**BEDROOM TWO:** Double bedroom with a window to the rear with views over the bordering open green space. Double doors to built-in wardrobe storage. Radiator.

**BEDROOM THREE:** Small double bedroom with a window to the rear and views over the bordering open green space. Radiator.

**FAMILY BATHROOM:** Window to the rear. Fully tiled walls and flooring. Panelled bath with a shower over, close-coupled WC, vanity cupboard with hand wash basin and a heated towel rail.

**OUTSIDE:** To the front there is driveway parking to the front of an integral garage and gated side access to:

**REAR GARDEN:** Fully landscaped rear garden with a large covered patio area adjacent to the rear of the house leading to an area of artificial lawn with flower and shrub borders. External tap.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

