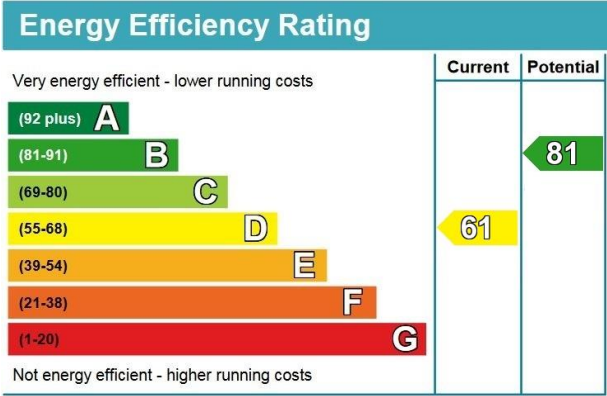


Leigh Road, Andover

Guide Price £599,950 Freehold



- Hallway
 - Sitting room
 - Conservatory
 - Master bedroom suite
 - Family bathroom
- Dining room
 - Kitchen
 - Utility room
 - 3 further bedrooms
 - Rear garden

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.



DESCRIPTION: Austin Hawk are delighted to offer this spacious, individual, detached house, set back from the road and backing onto Ladies Walk. The accommodation comprises dining room, study, sitting room, conservatory, cloakroom, utility room, kitchen, master bedroom with en suite shower room, 3 further bedrooms and family bathroom. Outside to the front is ample private driveway parking leading to the detached garage. To the rear is an elevated garden with views across Andover.

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 line to London's Waterloo whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Part glazed wooden front door into:

HALLWAY: Understairs cupboard and stairs to first floor. Doors to:

DINING ROOM: Front aspect.

STUDY: Front aspect.

KITCHEN: Rear aspect. Range of eye and base level cupboards and drawers with cream inset one and a half bowl sink and drainer with work surfaces over. Inset gas hob with extractor over and built in microwave and electric oven. Space for dishwasher.

UTILITY ROOM: Door to side. Floor mounted gas boiler. Space for fridge/freezer, washing machine and tumble dryer. Range of cupboards with inset one and a half bowl sink and drainer with worksurface over.

CLOAKROOM: Low level WC and wash hand basin.

CONSERVATORY: Front aspect. Patio doors to garden.

SITTING ROOM: French doors to the rear. Feature brick fireplace.

LANDING: Airing cupboard. Access to loft with light. Doors to;

BEDROOM 1: Front aspect. Range of built-in furniture including two double wardrobes, drawer unit and bedside cabinets. Views across Andover. Door to:

EN SUITE SHOWER ROOM: Part tiled walls. Shower cubicle, low level WC and wash hand basin in vanity unit.

BEDROOM 2: Front aspect.

BEDROOM 3: Rear aspect. Built in wardrobe cupboard.

BEDROOM 4: Front aspect.

BATHROOM: Rear aspect. Tiled floor and part tiled walls. Coloured suite comprising panelled bath with power shower over, low level WC and wash hand basin in a vanity unit.

REAR GARDEN: Patio adjacent to the property, with retaining wall and steps leading to the elevated garden mainly laid to lawn with mature trees. Log cabin and seating area with views across Andover.

OUTSIDE: To the front is a private driveway with space for 4/5 vehicles leading to the detached double garage with up and over doors.

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

