



AUSTIN HAWK - ANDOVERS ESTAS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines.
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Oak Bank Road, Andover

Guide Price £510,000

- Detached
- Sitting Room
- Conservatory
- Master Bedroom with En-Suite Wet Room
- WC
- Entrance Hall
- Kitchen/Dining Room
- Family Bathroom
- Three Further Bedrooms
- Rear Garden with Garage



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.

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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



Austin Hawk are delighted to offer this four bedroom detached family home, situated in a convenient location within walking distance to the town centre. The accommodation which has been greatly improved, including new windows, flooring, consumer unit and decoration throughout to a high specification, offers flexible living across two floors. Comprising of entrance hall, sitting room, dining area, conservatory, kitchen, two downstairs bedrooms, family bathroom, landing with open plan study area, master bedroom with en-suite wet room, further bedroom and WC. Outside of the property offers a good size garden to the rear with areas of patio, lawn, vegetable garden and a garage with generous parking. To the front offers driveway parking.

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 in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION

Canopy porch with front door into:

ENTRANCE HALL

Moduleo flooring, stairs to first floor and doors to:

SITTING ROOM

Side aspect, Moduleo flooring, patio doors to conservatory and open access to:

KITCHEN/DINING ROOM

Rear aspect, door to garden and Moduleo flooring. New kitchen 2016 comprising of a contemporary range of eye and base level cupboards and drawers with Quartz work surface over. Inset double stainless steel sink and drainer, integral fridge, freezer and dishwasher. Space for Range master cooker, space and plumbing for washing machine and tumble drier. Cupboard with wall mounted new boiler 2016. Breakfast bar area and space for large dining table and chairs.

CONSERVATORY

Triple aspect and French doors to the garden.

BEDROOM FOUR

Front aspect.

BEDROOM THREE

Double front aspect.

BATHROOM

Side aspect. Low level WC, walk in shower cubicle, vanity with wash hand basin and panelled bath with hand held shower attachment.

LANDING

Double Velux to the front, loft access, large open plan study area and doors to:

MASTER BEDROOM

Front and rear aspect, fitted wardrobe cupboard and door to:

EN-SUITE WET ROOM

Velux to rear, low level WC, vanity with wash hand basin, heated towel rail and walk in shower cubicle with waterfall shower head and further shower attachment.

BEDROOM TWO

Front aspect and eaves storage.

REAR GARDEN

Large patio area adjacent to the property with the remainder laid to lawn with mature flower beds, trees, plants and shrubs. Gated access to the vegetable garden with green house. Open access to generous rear driveway, large hard standing area suitable for caravan or motor home, ample parking and access to:

GARAGE

Up and over door to the front, power and light are connected. Inspection pit, window to side and door to rear shed for storage.

FRONT GARDEN

Shingle driveway with generous parking, up to 10 vehicles, with a raised flower bed with a mature tree and shrubs. Part enclosed by brick wall with double gated access to the rear garden and further parking.

TENURE & SERVICES

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to the radiators.

