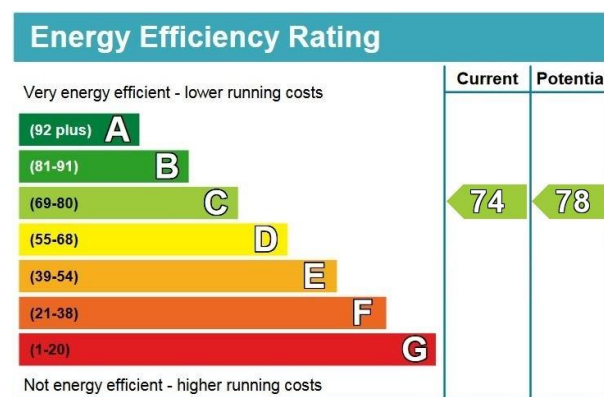


Leyton Way, SP10
 Approximate Gross Internal Area = 87 sq m / 937 sq ft
 Approximate Garage Internal Area = 14.2 sq m / 153 sq ft
 Approximate Outbuilding Internal Area = 10.2 sq m / 110 sq ft
 Approximate Total Internal Area = 111.4 sq m / 1200 sq ft



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.



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.



Leyton Way, Andover, SP10 2UJ

Guide Price £340,000 Freehold

- Hallway
- Kitchen/Diner
- Ensuite Shower Room
- Bathroom
- Driveway Parking

- Sitting Room
- Master Bedroom
- Two Further Bedrooms
- Garage
- Log Cabin

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:
Austin Hawk are delighted to offer this semi-detached house located on the popular Anna Fields development within catchment for the well regarded local schools. The accommodation comprises hallway, sitting room, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside, there is driveway parking leading to a garage and an enclosed garden to the rear which benefits from a LOG CABIN with power, light and insulation.

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.

ACCOMMODATION:
Front door into:

HALLWAY:
Stairs to first floor and door to:

SITTING ROOM:
Window to front. Under stairs storage cupboard and door to:

KITCHEN/DINING ROOM:
Window to rear and door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge, cupboard with a cupboard housing an ideal logic combi boiler and space for table and chairs.

LANDING:
Access via pull-down ladder to fully boarded loft with velux window, light and radiator, currently used as an office. Storage cupboard with shelving. Doors to:

MASTER BEDROOM:
Window to front and range of fitted wardrobe cupboards over and to both sides of the bed. Door to:

ENSUITE SHOWER ROOM:
Recently refurbished. Shower cubicle, wash hand basin, low level WC and fully tiled.

BEDROOM TWO:
Window to rear.

BEDROOM THREE:
Window to front and storage cupboard.

BATHROOM:
Window to rear. Panelled bath with shower attachment, wash hand basin and low level WC.

OUTSIDE:
To the front of the property there is driveway parking leading to:

GARAGE:
Single garage with electric roller doors to front and rear, power, light and boarded eaves area (accessed via a ladder) with power and light.

REAR GARDEN:
Low-maintenance fully enclosed south facing garden with an outlook to the rear over trees and a rear access gate to a footpath leading to Rooksbury Lakes and Upper Clatford. The garden is mainly laid by Patio. Good sized insulated Log Cabin (constructed in 2019) with power, light and bi folding doors.

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.

