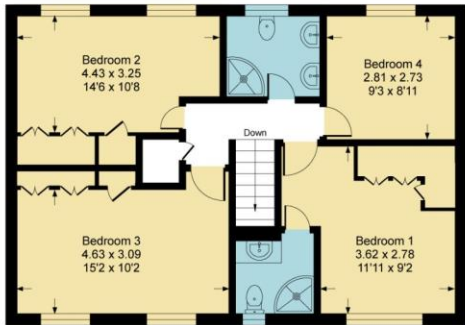


Croft Gardens, SP10
Approximate Gross Internal Area = 152.1 sq m / 1638 sq ft
Approximate Garage Internal Area = 6.7 sq m / 73 sq ft
Approximate Total Internal Area = 158.8 sq m / 1711 sq ft



First Floor



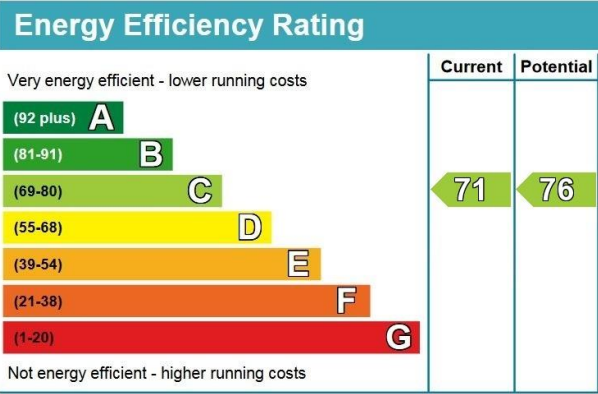
Ground Floor

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



Croft Gardens, Andover

Guide Price £717,000 Freehold



- Sitting Room
 - Kitchen
 - Master Bedroom Suite
 - Shower Room
 - Partial Garage
- Living/Dining Area
 - Utility & Shower Room
 - 3 Further Bedrooms
 - Driveway Parking
 - Secluded 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:
This exceptional detached home is set within a small, exclusive cul-de-sac on the highly sought-after south side of town, within walking distance of the town and in catchment for the popular Anton School. The property has been thoughtfully extended to create impressive and versatile living space. The accommodation includes an inviting entrance hall, a cloakroom, and a stylish sitting room with a bay window, feature fireplace, and double doors leading into a stunning open-plan living and dining area. This contemporary space features underfloor heating and air conditioning, bi-fold doors with integral blinds opening to the garden, and elegant lantern windows, seamlessly wrapping around the modern kitchen which boasts a range of high specification integrated appliances. Also on the ground floor are a practical utility room and a shower room.

Upstairs, the master bedroom offers fitted wardrobes and an en suite shower room, complemented by three further double bedrooms - two with extensive wardrobe storage and air conditioning - and a modern family shower room. A ladder leads to the boarded loft which has planning permission for use as an office.

Outside, the property benefits from generous driveway parking leading to a partial garage, and side access leading to a private, well-screened rear garden - perfect for relaxing or entertaining.

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.

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.

