



Chaucer Avenue, Andover, SP10 3DS

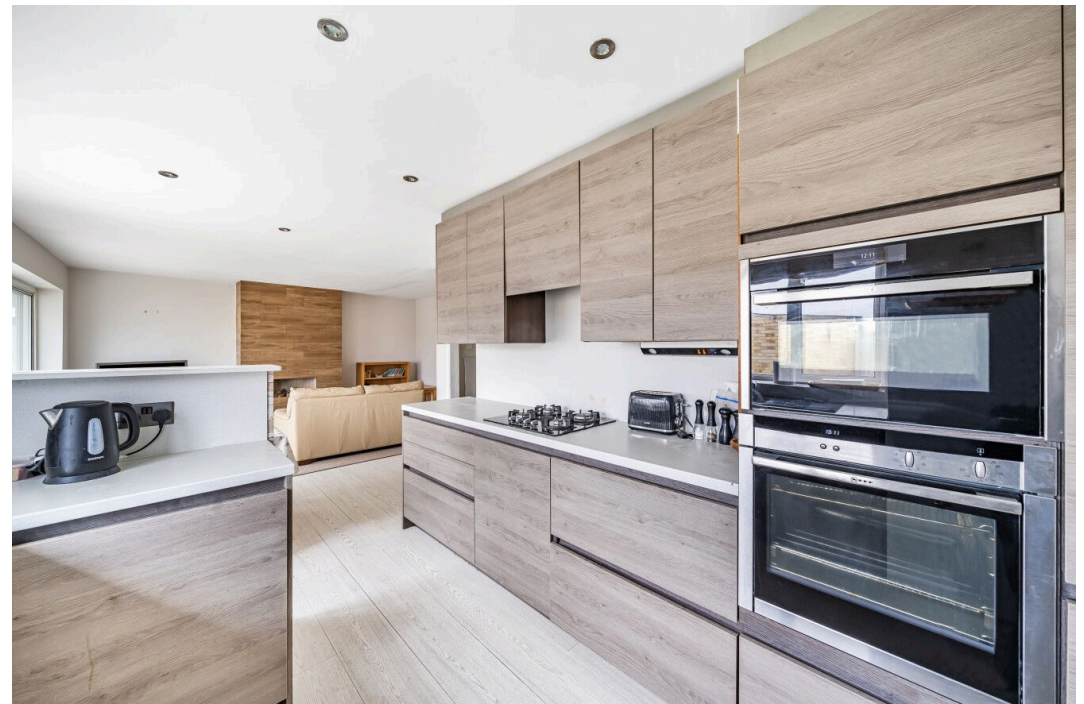
£425,000

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This charming three-bedroom bungalow on Chaucer Avenue, Andover, offers a spacious and flexible layout perfect for comfortable family living. The heart of the home is the expansive open-plan kitchen, dining, and sitting room (27'7" x 15'11" max), which seamlessly flows into a bright conservatory, creating an ideal space for entertaining and relaxing. The kitchen offers a wide selection of wall hung and base level kitchen units, including integrated appliances. There is a door providing access to the lean too/garage. The ground floor also includes two well-proportioned bedrooms, a family bathroom, and a convenient en suite shower room, providing ample space for family members or guests. Both bedrooms benefit from built in wardrobe spaces. Upstairs, an additional bedroom offers privacy and a cosy retreat with restricted head height, perfect for a peaceful escape. Additional features include an attached garage (16'5" x 8'10") and a beautifully landscaped garden, ideal for outdoor enjoyment.

Chaucer Avenue benefits from a convenient location with access to a range of local amenities. The area is close to schools like Vigo Primary School and Harrow Way Community School, making it ideal for families. Residents can enjoy nearby parks, such as Charlton Lakeside, which offers recreational activities including walking trails, a playground, and water sports. Andover town centre is just a short drive away, providing supermarkets, shops, cafes, and leisure facilities. For commuters, Andover railway station offers direct services to London Waterloo, and the A303 ensures easy road travel to nearby cities and regions.





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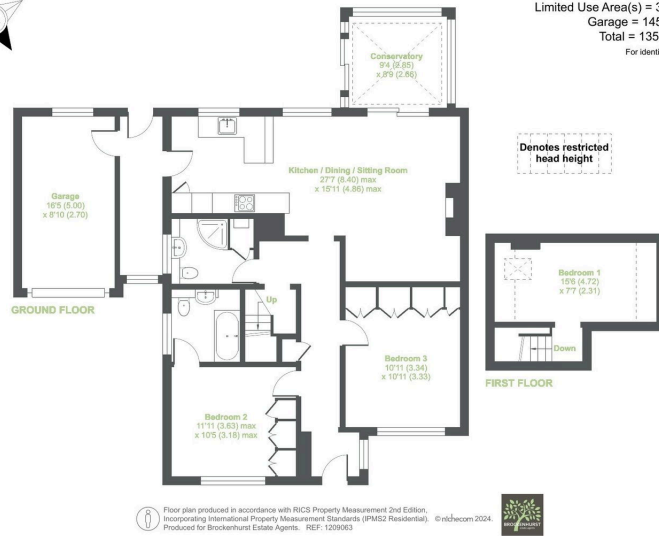
Approximate Area = 1183 sq ft / 109.9 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1358 sq ft / 126 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	