



26 Wolverdene Road, Andover, SP10 2BA  
Offers In Excess Of £550,000



## 26 Wolverdene Road, Andover, Offers In Excess Of £550,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned along one of Andover's most sought after residential location just a short stroll to the town centre, Graham & Co are delighted to bring to the market this impressive detached family home offering flexible accommodation and has been extensively upgraded and modernized by the existing owners to a very high standard. The property benefits from an entrance hall leading to the open plan living room with views to front and double doors to the rear garden, open plan newly fitted kitchen and dining area, inner hall leading to a shower/cloakroom and bedroom 4/study which could be used as an annex. To the first floor there are three double bedrooms and newly fitted bathroom, gas central heating and double glazing. Outside a driveway leads to the large garage with the gardens surrounding the property being lawn and patio, covered courtyard area all enclosed by hedging and fencing.



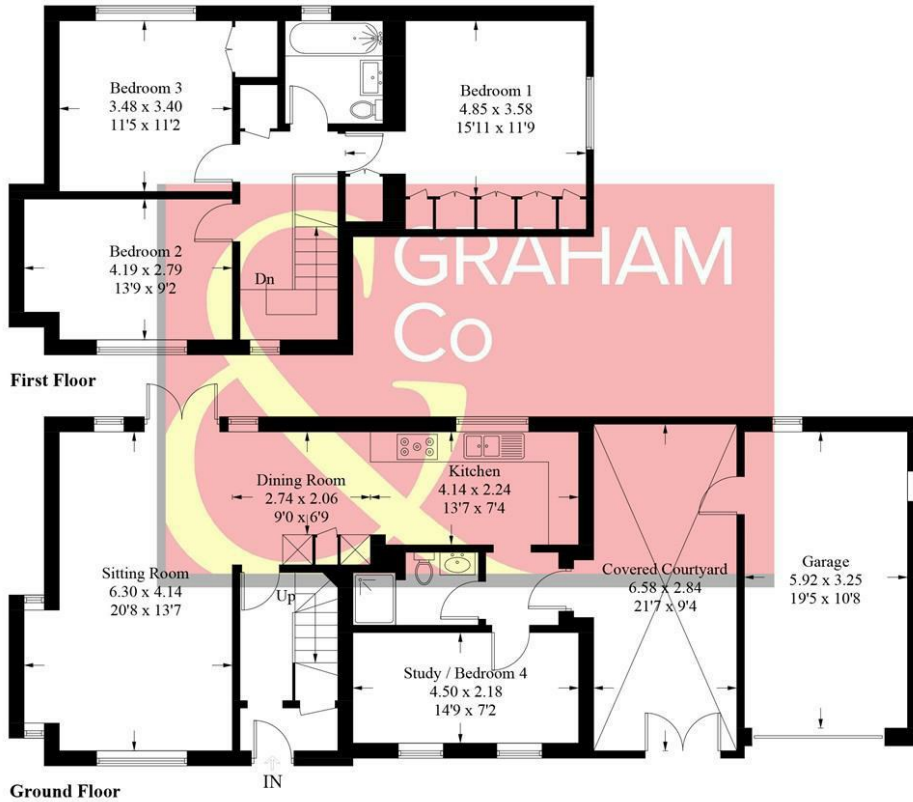


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



# Wolversdene Road, SP10

Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft  
 Garage = 19.2 sq m / 207 sq ft  
 Total = 142.7 sq m / 1536 sq ft  
 (Including Garage)



PRODUCED FOR GRAHAM AND CO

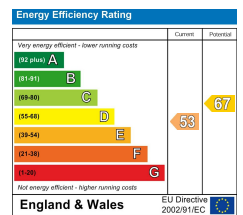
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1002326)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

