



17 Dell Road, Andover, SP10 3JT  
Guide Price £390,000



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### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market a spacious and versatile three bedroom bungalow in a highly sought after location. The home is situated towards the end of a cul-de-sac, within close proximity of Andover Hospital, Andover Train Station and the town centre.

The bungalow itself comprises of: entrance porch that leads into a wide hallway, on the left is the third bedroom, and on the right is the large second bedroom. Running alongside the second bedroom is the dining room which has stairs leading to the master bedroom and en suite. Parallel to the dining room is the family bathroom which has been converted into a shower room. At the end of the hallway is the large lounge with patio doors leading to the garden and on the other side of the hall is the kitchen. The kitchen has been recently fitted and is full of fitted appliances and a new boiler.

Outside the property benefits from a front garden, driveway parking, garage/workshop and a low maintenance rear garden with patio area and lawn.



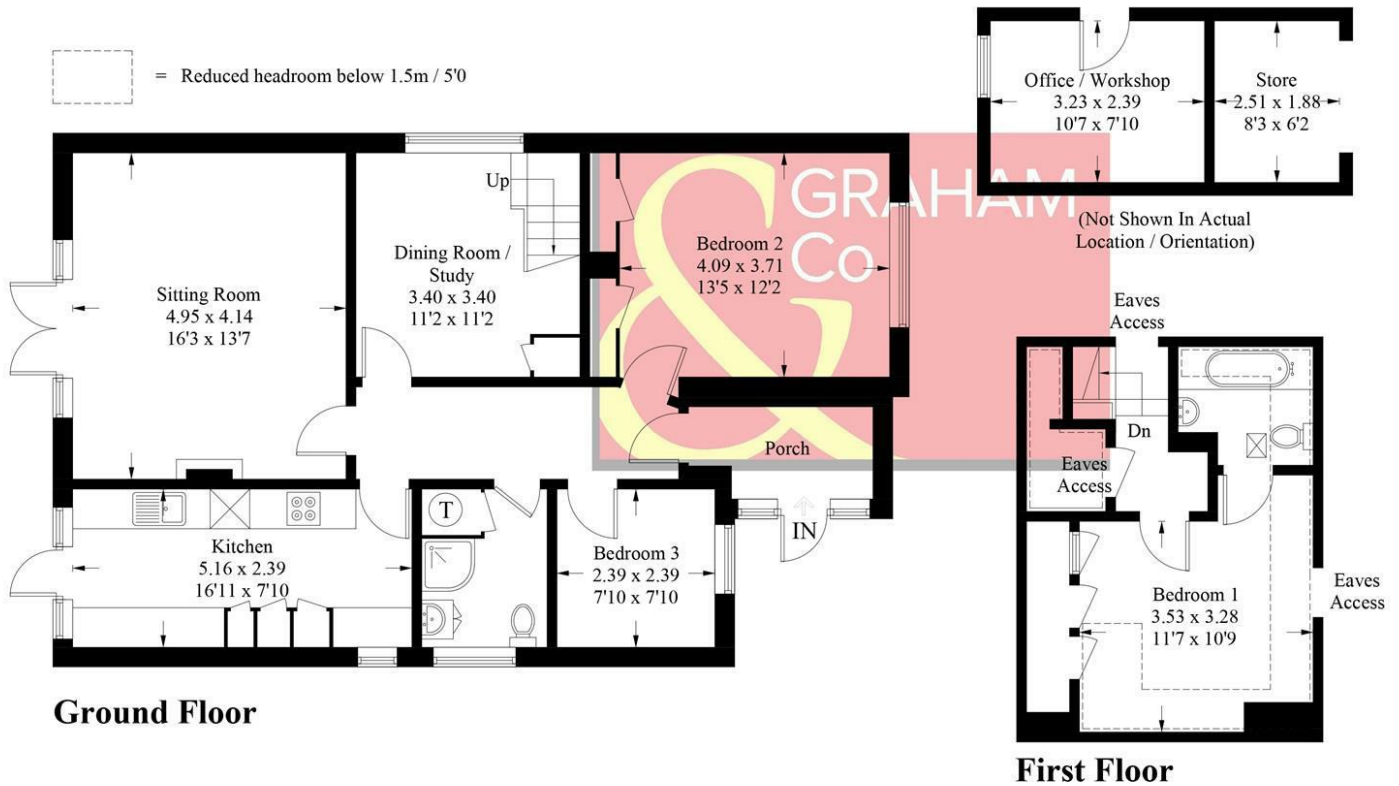


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.



## Dell Road, SP10

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft  
 Outbuilding = 13.0 sq m / 140 sq ft  
 Total = 122.6 sq m / 1320 sq ft



PRODUCED FOR GRAHAM AND CO

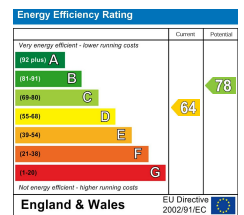
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1033901)

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