



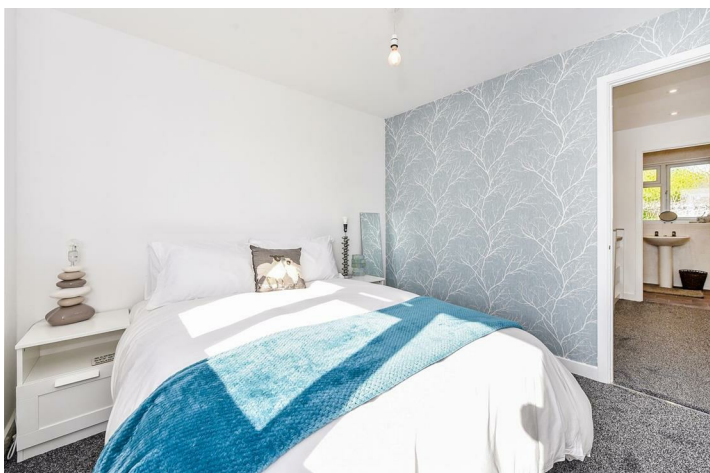
19 Hillbury Avenue, Andover, SP10 2LZ
Guide Price £565,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along Hillbury Avenue in this sought after location within catchment to popular schools and a short walk to the picturesque Rooksbury Mill, local shops, pub, great for dog walks, Graham & Co are delighted to bring to the market this impressive detached family home which has been extensively upgraded by the present owner and offered for sale in immaculate condition throughout. The property benefits from an entrance hall with cloakroom, open plan living room with dining area leading to a fitted kitchen/breakfast room, bi-folds to the garden. To the first floor there are four bedrooms with the master having en-suite shower room and family bathroom, gas central heating and double glazing. Outside a driveway provides parking for several cars with the rear garden of good size and well landscaped with patio and large lawn, studio/gym and summer house.



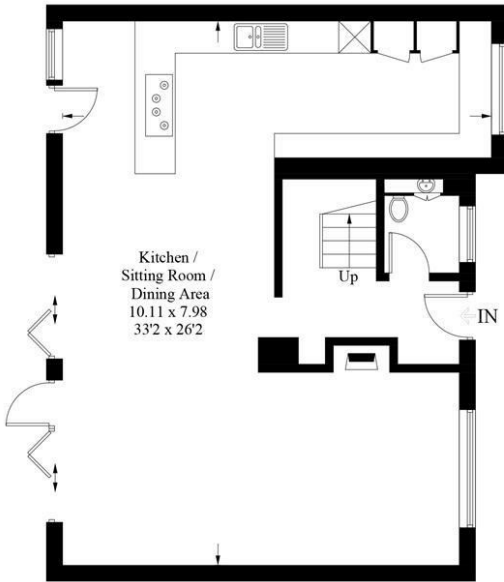


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

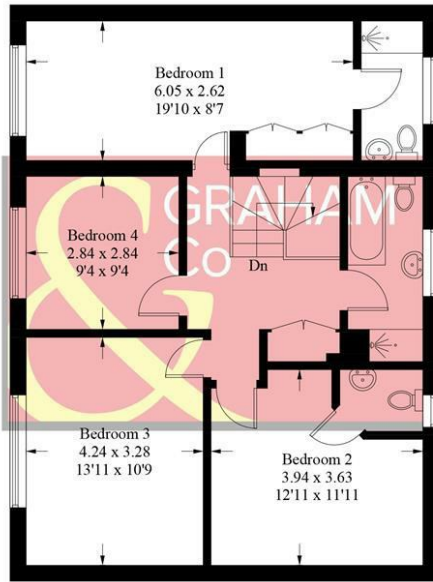


Hillbury Avenue, SP10

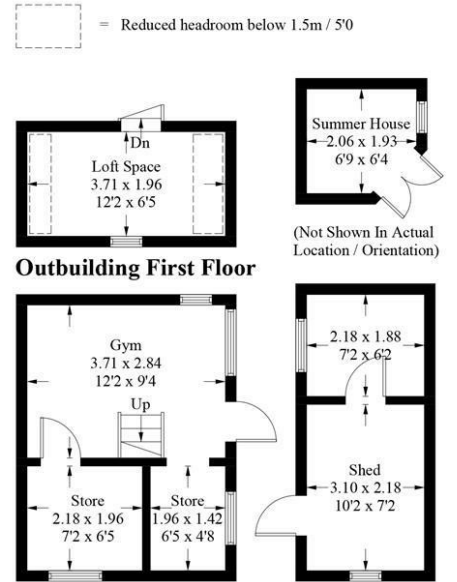
Approximate Gross Internal Area = 152.7 sq m / 1644 sq ft
 Outbuildings = 40.7 sq m / 438 sq ft
 Total = 193.4 sq m / 2082 sq ft



Ground Floor



First Floor



Outbuilding First Floor

Outbuilding Ground Floor (Not Shown In Actual Location / Orientation)

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 (ID1008315)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			79
(81-94) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Tax Band: E



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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.

