

7 Croft Avenue, Andover, SP10 2EL  
Guide Price £450,000



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#### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This older style detached family home is situated in one of Andover sought after residential roads. The property offers excellent accommodation which also has the future benefit of further development possibilities making this a very good long term option for a growing family. The property benefits in brief: welcoming entrance hall, open plan kitchen/dining room which is again open to the living room and conservatory to the rear, downstairs cloakroom, to the first floor you will find three bedrooms and family bathroom. Externally the southerly facing rear garden is of good proportions and has a mix of mature borders and beds, to the front is adequate off road parking which leads to the garage.



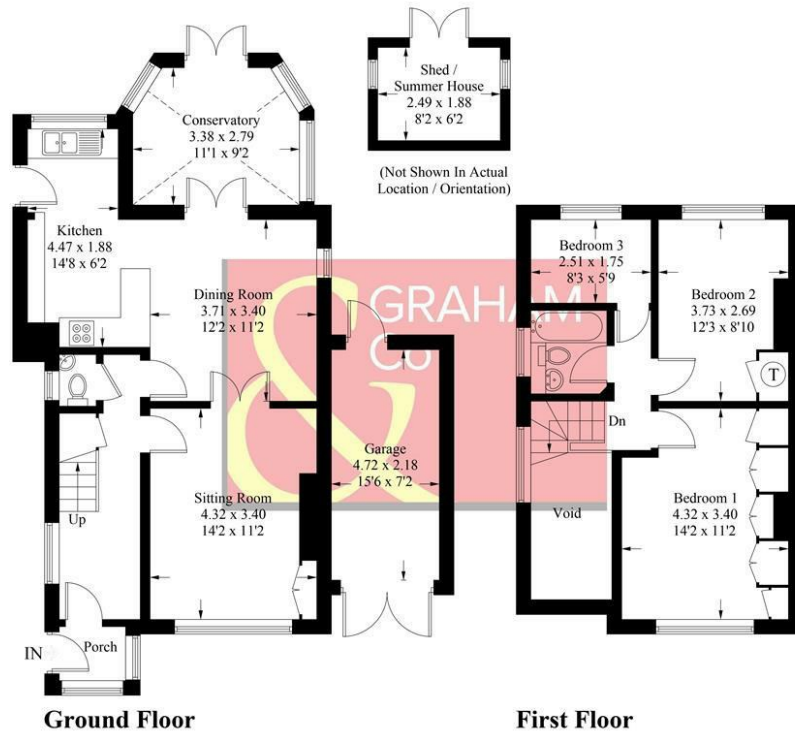


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



## Croft Avenue, SP10

Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft  
 Garage / Shed / Summer House = 15.5 sq m / 167 sq ft  
 Total = 112.6 sq m / 1212 sq ft



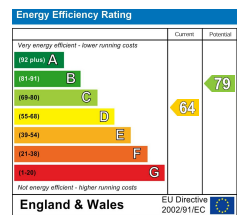
PRODUCED FOR GRAHAM AND CO

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 (ID1008412)

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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.