



21 Silks Way, Andover, SP11 6UU
Guide Price £400,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming detached house located in the desirable Silks Way. This modern property boasts spacious downstairs accommodation perfect for entertaining guests or relaxing with your family. With three bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

Situated in a peaceful cul-de-sac, this house offers privacy and tranquillity. The views onto the lush green surroundings add a touch of serenity to your everyday life. Parking will never be an issue with space for two vehicles and a convenient garage to keep your car safe and secure. Whether you're a car enthusiast or just need extra storage space, the garage is a fantastic addition to this lovely home.

Don't miss the opportunity to make this house your own and enjoy the comfort and convenience it has to offer in this sought-after location. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Silks Way.



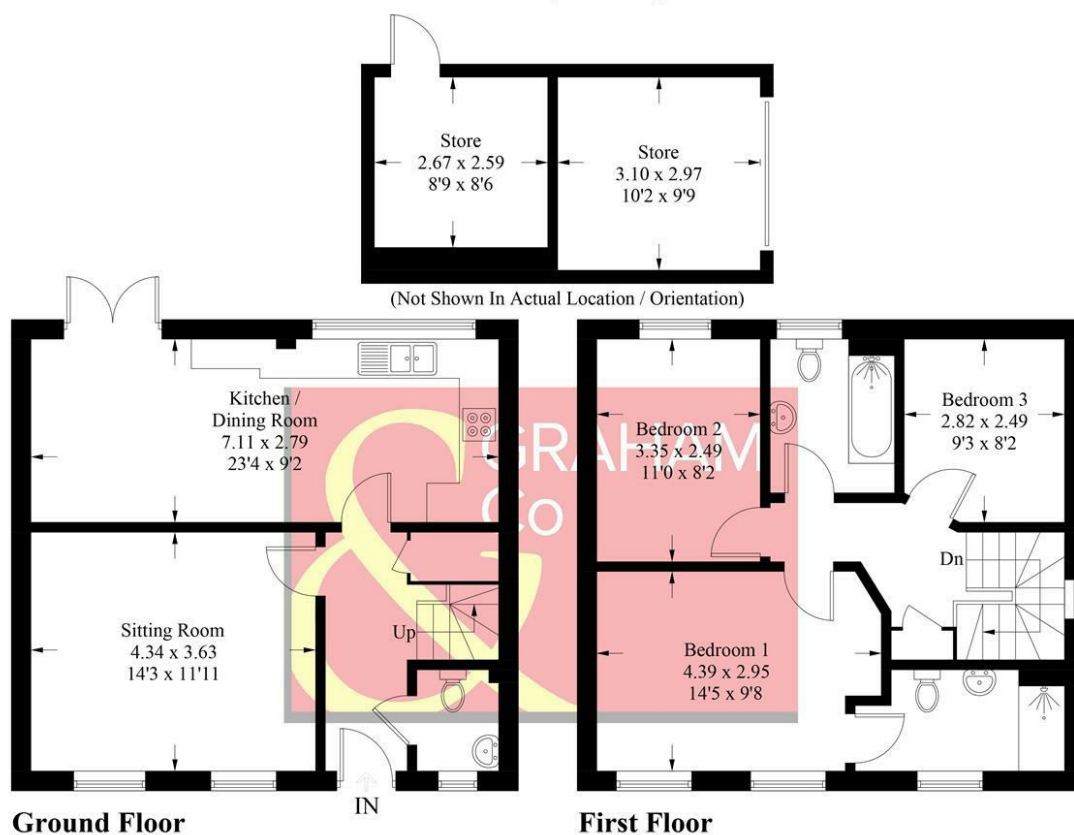


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Silks Way, SP1

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft
 Stores = 16.4 sq m / 176 sq ft
 Total = 111.1 sq m / 1195 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 (ID1076685)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
(95-100) A		82	
(81-94) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Tax Band: D



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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.