



21 Ashfield Road, Andover, SP10 3PE  
Offers In Excess Of £455,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul-de-sac location along the sought after Ashfield Road, close to popular schools, local shops and walking distance to the train station, Graham & Co are delighted to bring to the market this stunning four bedroom semi-detached family home which has been extensively upgraded and modernized by the existing owners. The accommodation is over three floors and benefits from an entrance hall leading to the living room with views to front, open plan fully fitted high end kitchen with dining area, utility and cloakroom, large conservatory. To the first floor there are three bedrooms and family bathroom with stairs from the landing leads to the second floor and master suite of excellent size and a luxury en-suite shower room, gas central heating and double glazing. Outside a driveway provides parking for several cars and there is a good sized landscaped rear garden comprising patio and lawn, abundance of flower and shrub beds, all enclosed.



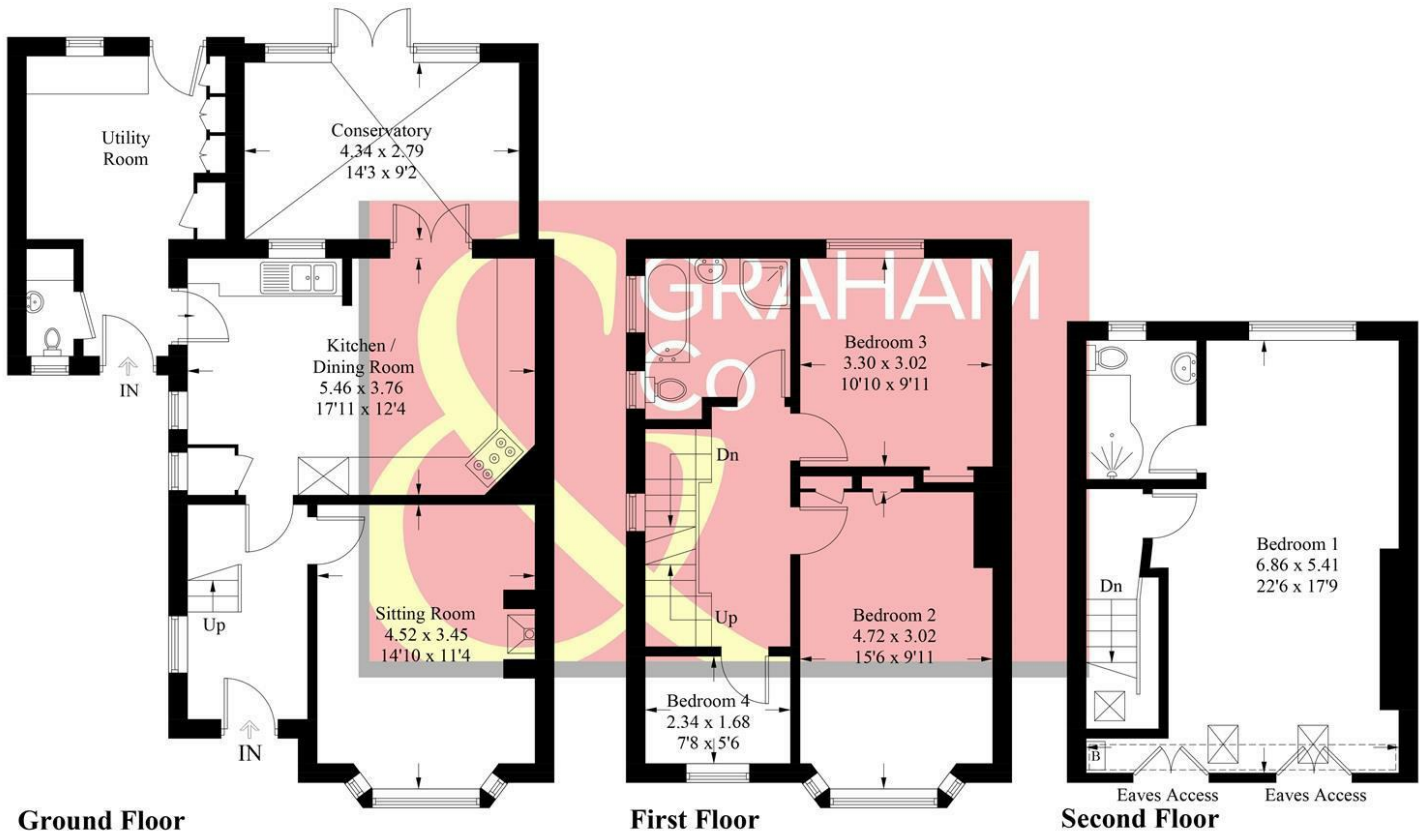


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Ashfield Road, SP10

Approximate Gross Internal Area = 151.1 sq m / 1626 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 (ID1091190)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		80
B (81-91)			
C (69-80)			
D (55-68)		64	
E (39-54)			
F (21-38)			
G (1-20)			
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.