



114 Saddle Way, Andover, SP11 6XQ
Guide Price £425,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this stunning detached house located on Saddle Way in Picket Twenty. This property boasts a spacious layout with 1 reception room, 4 large bedrooms, and 3 modern bathrooms, including an two en suites for added convenience.

One of the highlights of this property is the detached garage and parking space, ensuring ample space for your family and guests. The bedrooms are generously sized, providing a comfortable and relaxing atmosphere for everyone in the household.

Situated in a prime location, this house fronts a green space with a charming children's park, offering a picturesque view and a perfect place for outdoor activities. To the rear is a landscaped tired rear garden with a putting area.

Don't miss the opportunity to make this wonderful property your new home!






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.

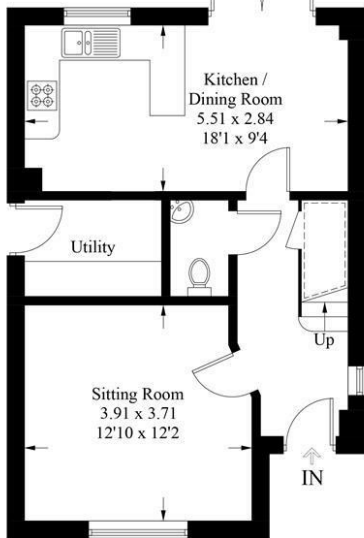


Saddle Way, SP11

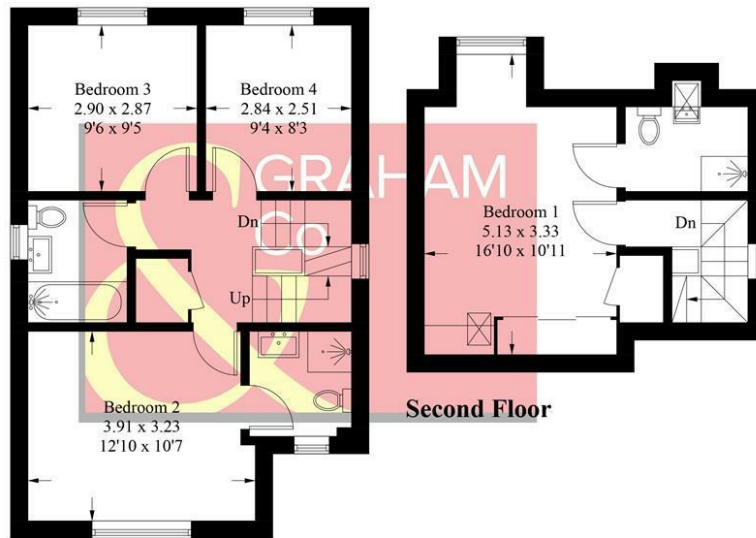
Approximate Gross Internal Area = 113.8 sq m / 1225 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 131.9 sq m / 1420 sq ft



 = Reduced headroom below 1.5m / 5'0

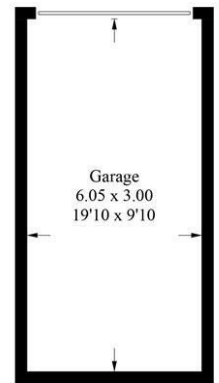


Ground Floor



First Floor

Second 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 (ID1092371)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A		83	91
(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: 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.

