



11 Wolversdene Road, Andover, SP10 2AX
Guide Price £525,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on the charming Wolversdene Road in Andover, this detached house is a true gem waiting to be discovered. Having had a large rear two storey extension, this home boasts large reception rooms and four generously sized bedrooms, this property offers ample space for comfortable living for all.

Step inside to the master bedroom, with an en suite bathroom and a walk-in wardrobe adding a touch of luxury to your everyday routine. The spacious bedrooms provide a peaceful retreat with views over the garden. The reception rooms offer versatile spaces for entertaining guests or simply unwinding after a long day.

One of the highlights of this property is the glorious sunny garden, perfect for enjoying the outdoors in the comfort of your own home. The property has one of the largest plots on the road, stretching back on approximately 0.18 of an acre.

With parking for numerous vehicles on the driveway and a garage, convenience is at your doorstep. Additionally, the large utility room adds practicality to this already impressive home. The home has had solar panels fitted to ensure great efficiency in the home.

Located in a sought-after area and offered with no onward chain, this property presents a rare opportunity to own a piece of paradise in Andover. Don't miss out on the chance to make this house your dream home!



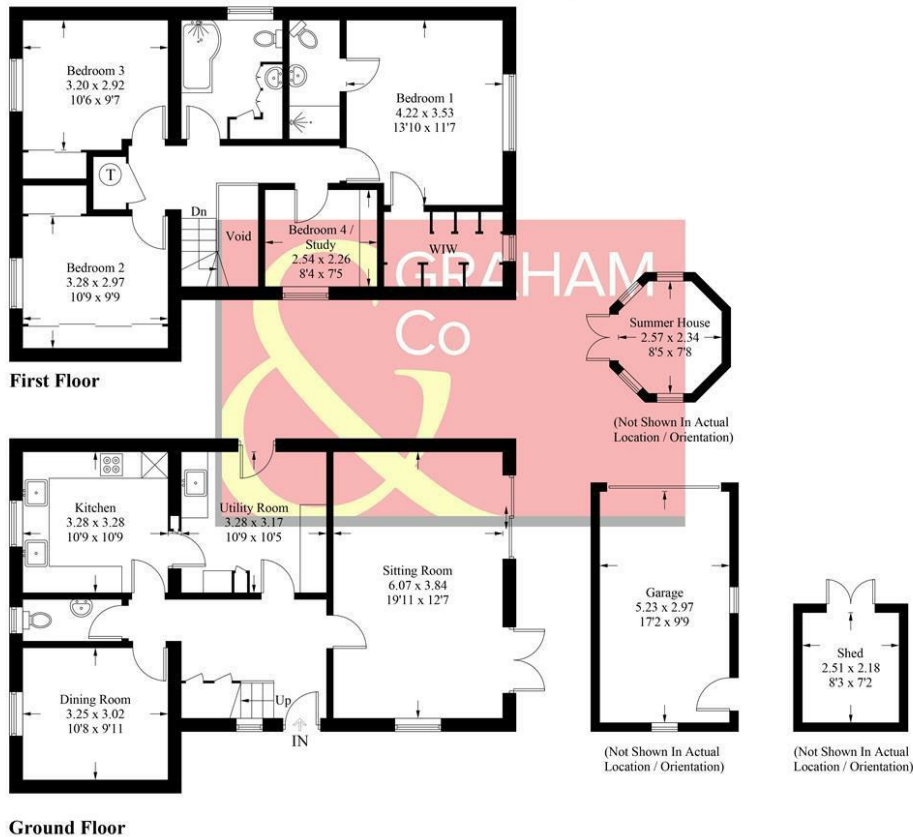


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Wolversdene Road, SP10

Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft
Outbuildings = 26 sq m / 280 sq ft
Total = 167.9 sq m / 1807 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 (ID1102169)

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



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