



4 Harebell Road, Andover, SP11 6RG  
Guide Price £355,000



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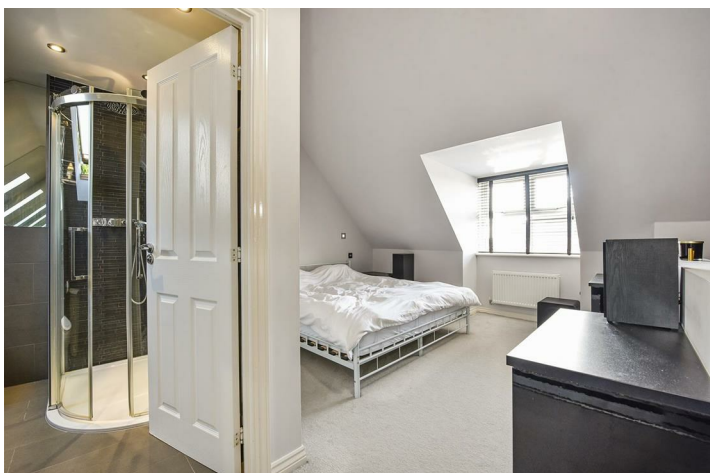
#### PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming townhouse located on Harebell Road in the delightful town of Andover. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three spacious bedrooms, there's plenty of space for everyone to enjoy.

One of the unique features of this townhouse is the Jack and Jill bathroom from the first floor landing and second bedroom, providing convenience and privacy for both residents and guests.

No need to worry about parking, as this property comes with a convenient driveway for your vehicles. The master bedroom is a true retreat, complete with wardrobes for all your storage needs and an en suite bathroom for added convenience.

Don't miss out on the opportunity to make this townhouse your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.



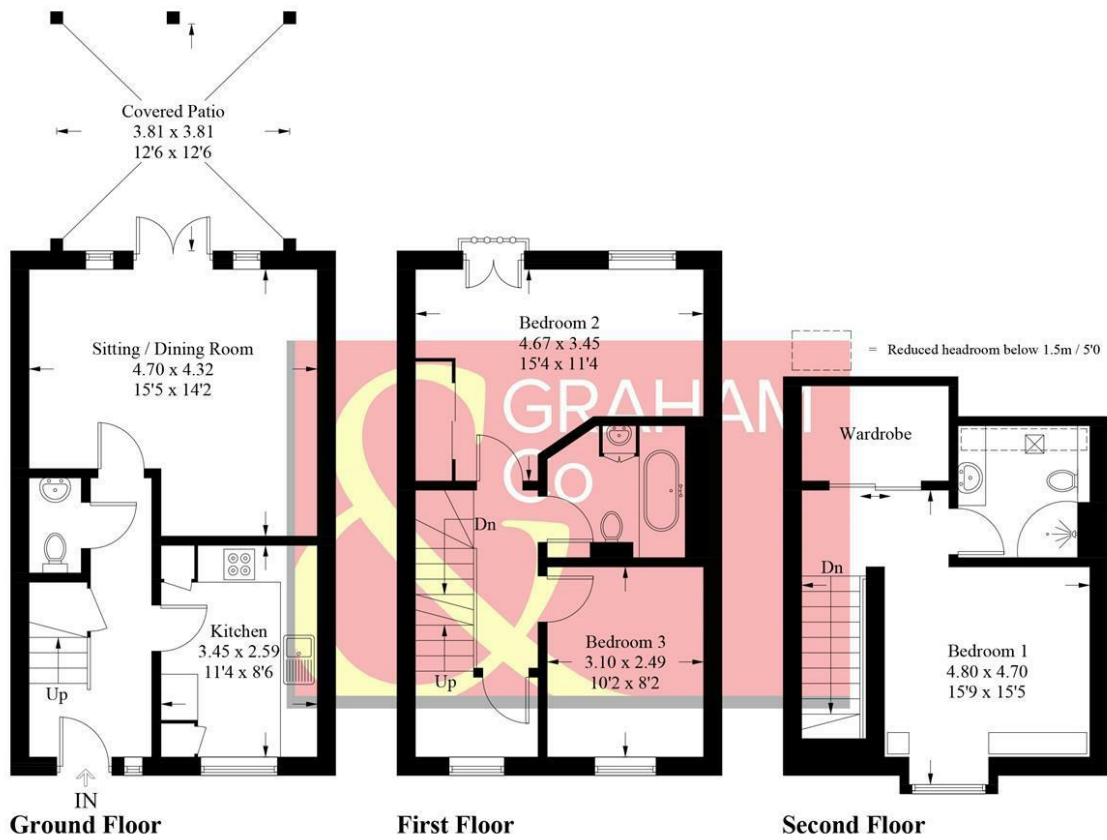


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



# Harebell Road, SP11

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft  
(Excluding Covered Patio)



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. © Enzo Marketing (ID1104331)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			90
(81-94) B		80	
(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.