



38 Barnfield Rise, Andover, SP10 2UQ
Guide Price £360,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this beautifully presented extended four bedroom semi-detached family home, positioned on the highly sought-after Anna Fields development. Internal viewings are highly recommended to fully appreciate this property. The accommodation has been extended to the front allowing more living room space and the loft has been converted in to a fourth bedroom. Outside there is a southerly facing garden with a workshop and courtesy door in to the garage.



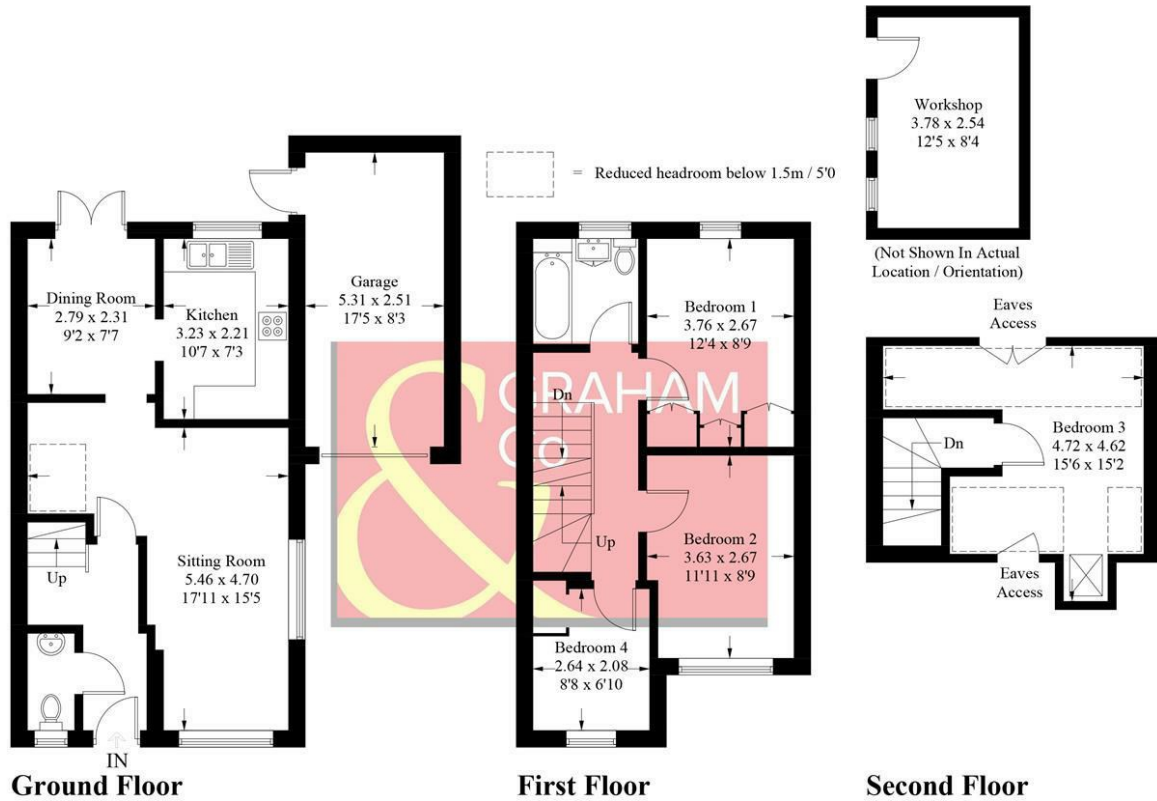


Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.



Barnfield Rise, SP10

Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft
 Garage / Workshop = 23.1 sq m / 249 sq ft
 Total = 121.5 sq m / 1308 sq ft



PRODUCED FOR GRAHAM AND CO

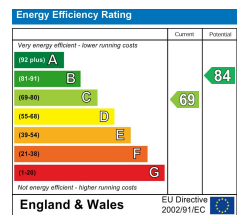
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1049632)

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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.