

**01264 356500**

[property@grahamco.co.uk](mailto:property@grahamco.co.uk)

[www.grahamco.co.uk](http://www.grahamco.co.uk)



**14 Croye Close, Andover, SP10 3AF**  
**Asking Price £650,000**



14 Croye Close, Andover,  
Asking Price £650,000

#### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Charming extended detached family home situated in a peaceful cul-de-sac, this delightful older-style extended detached family home offers spacious and versatile accommodation, with scope for further extension and improvement, subject to the relevant permissions. The ground floor comprises a sitting room with a large window to the front and French doors opening onto the rear garden, allowing for plenty of natural light. A study at the front of the house provides a useful space for home working. The kitchen is fitted with beautifully appointed units and granite worktops, complimented by a separate utility room. A generous family room with patio doors leads directly to the patio and mature rear garden. A downstairs bathroom completes the ground floor accommodation. Upstairs, there are four well-proportioned bedrooms, a family bathroom, and a separate toilet. The property is set within mature gardens, with the front featuring established plant and shrub beds alongside a neatly kept lawn. A driveway provides off-road parking and leads to a covered carport. The mature rear garden offers a patio seating area, an array of plants and trees, and a peaceful outdoor space to enjoy. Offered to the market with no onward chain, this fantastic family home presents an excellent opportunity for buyers looking to make their own mark in a sought-after and convenient location.



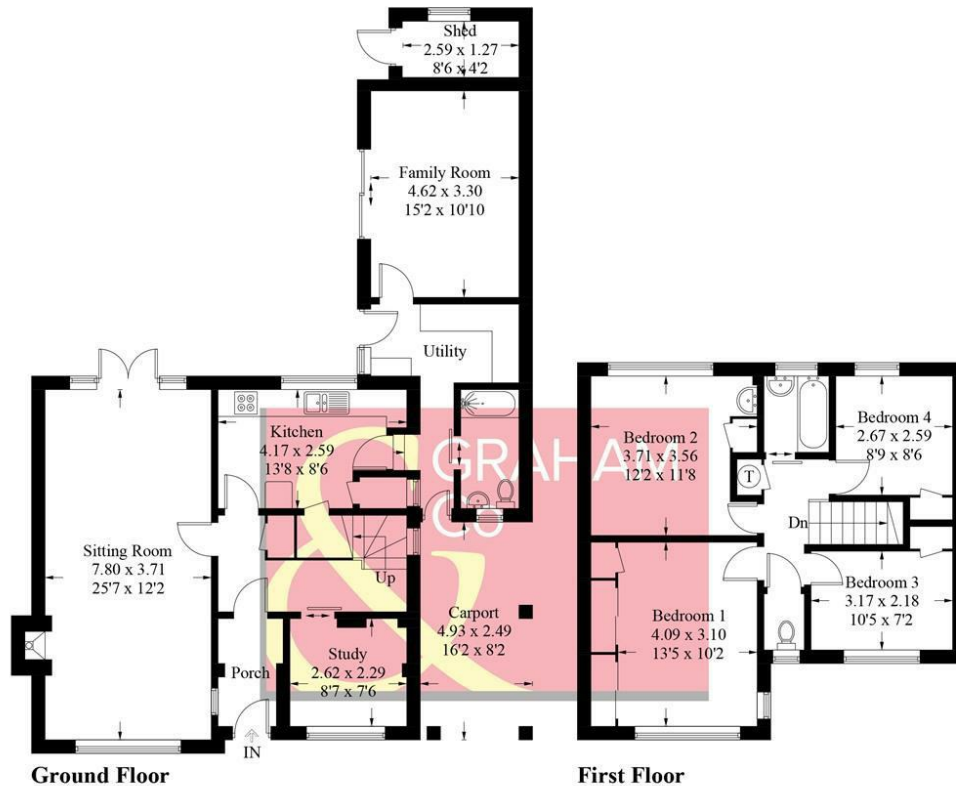


The property is quietly situated in a well-established and highly regarded Close within walking distance of the town centre which offers comprehensive educational and leisure facilities including a theatre, new leisure centre and College of High Education as well as a mainline railway station providing fast access to Waterloo in just over one hour. There is easy access to the A303 for London and the West Country and also to Winchester and Newbury via the A34. The cathedral city of Salisbury is about 18 miles and Southampton about 30 miles.



## Croye Close, SP10

Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft  
 Shed = 3.4 sq m / 36 sq ft  
 Total = 150.0 sq m / 1614 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 (ID1175979)

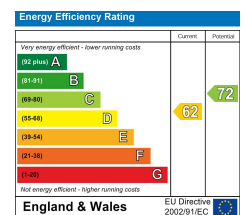
### MORTGAGE ADVICE

#### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: F



OPEN 7 DAYS

If you are considering selling your home  
 please contact us today for your free  
 no obligation valuation

**01264 356500**

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.