



**2 Flint Close, Andover, SP10 2UE**  
**Guide Price £535,000**





## 2 Flint Close, Andover, Guide Price £535,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

This spacious four-bedroom detached home offers a well-designed layout, perfect for modern family living. The ground floor features an entrance hall with internal access to the garage, a comfortable lounge with a wood burner, and an open-plan modern kitchen/diner leading to a bright garden room. There is also a utility area and a study, providing extra convenience and flexibility. Upstairs, there are four bedrooms, including two with en-suite bathrooms, along with a family bathroom. Outside, the property benefits from a driveway for parking and a private garden.







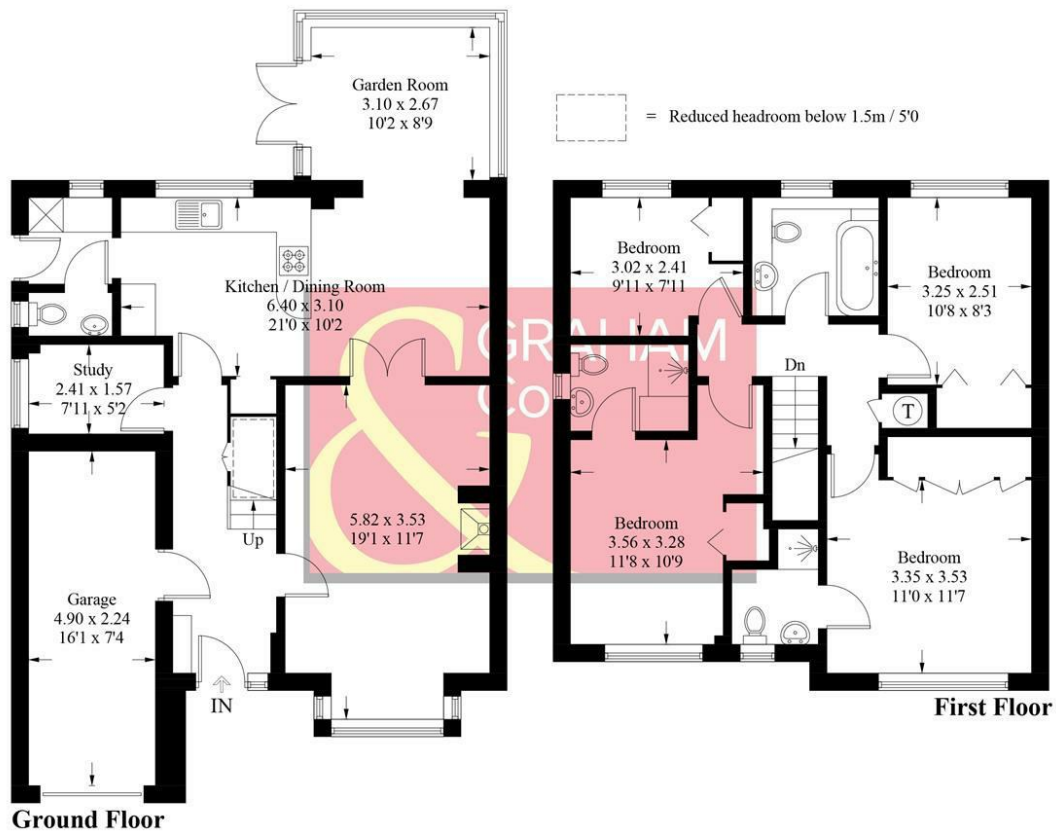
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Flint Close, SP10

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft  
(Including Garage)



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 (ID1179863)

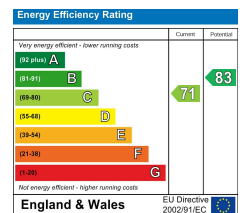
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