



2 Lansdowne Avenue, Andover, SP10 2LY
Guide Price £645,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along the sought after Lansdown Avenue one of Andover's most sought after location, Graham & Co are delighted to bring to the market this detached character property with separate one bedroom annex. The main detached house offers impressive accommodation over two floors and benefits from an entrance hall with shower/cloakroom room, living room with views to front, snug/family room leading to a large conservatory, L-Shaped fitted kitchen and a separate utility. To the first floor there are three bedrooms and a luxury bathroom, gas central heating and double glazing. The self contained annex has been designed with space in mind with an entrance hall having shower/cloakroom, living room leading to a spacious, vaulted ceilinged fitted kitchen with dining area, double bedroom. Outside a drive to the front provides off road parking for several cars with the rear garden of good size comprising patio area, lawn, mature flower and shrub beds all enclosed by hedging. Internal viewing is imperative for the character and space to be fully appreciated.





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.

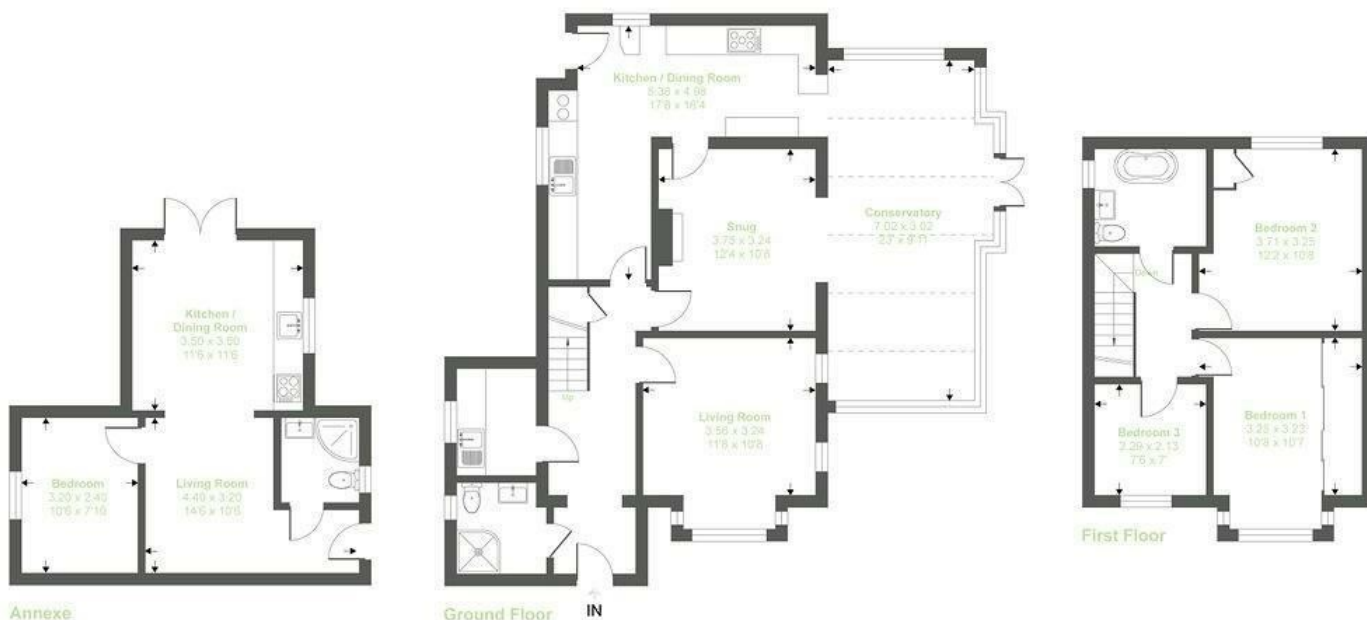


Lansdowne Avenue, SP10

Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft

Approximate Annexe Internal Area = 35.1 sq m / 378 sq ft

Approximate Total Internal Area = 164.5 sq m / 1771 sq ft



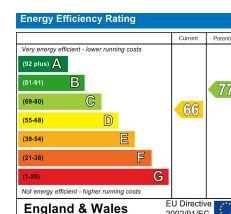
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