



**11 Croft Gardens, Andover, SP10 2RH**  
**Guide Price £725,000**

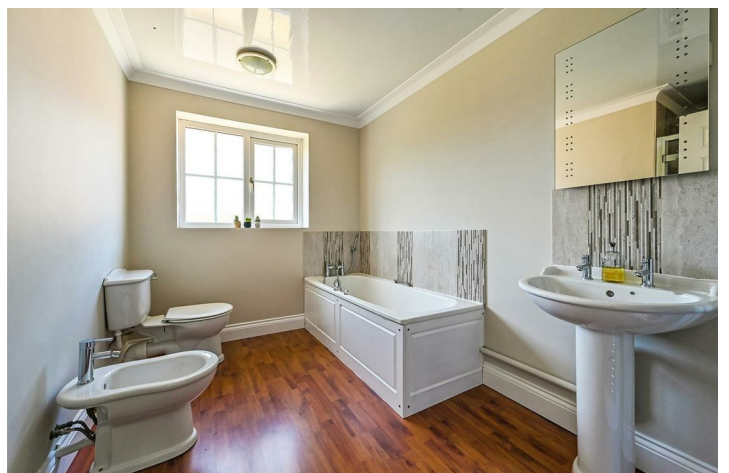




## 11 Croft Gardens, Andover, Guide Price £725,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a quiet select close within catchment of popular schools and walking distance of the town centre and open countryside, Graham & Co are delighted to bring to the market this stunning a immaculately presented detached family home. The property itself benefits from an entrance hall with cloakroom, living room with double doors to the garden, family room/dining room, separate study and a spacious fitted kitchen/breakfast room. To the first floor there are four double bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside a large drive proves off road parking for several cars leading to the garage, the rear garden is of good size and well landscaped comprising patio and decking, lawn with flower and shrub and all enclosed







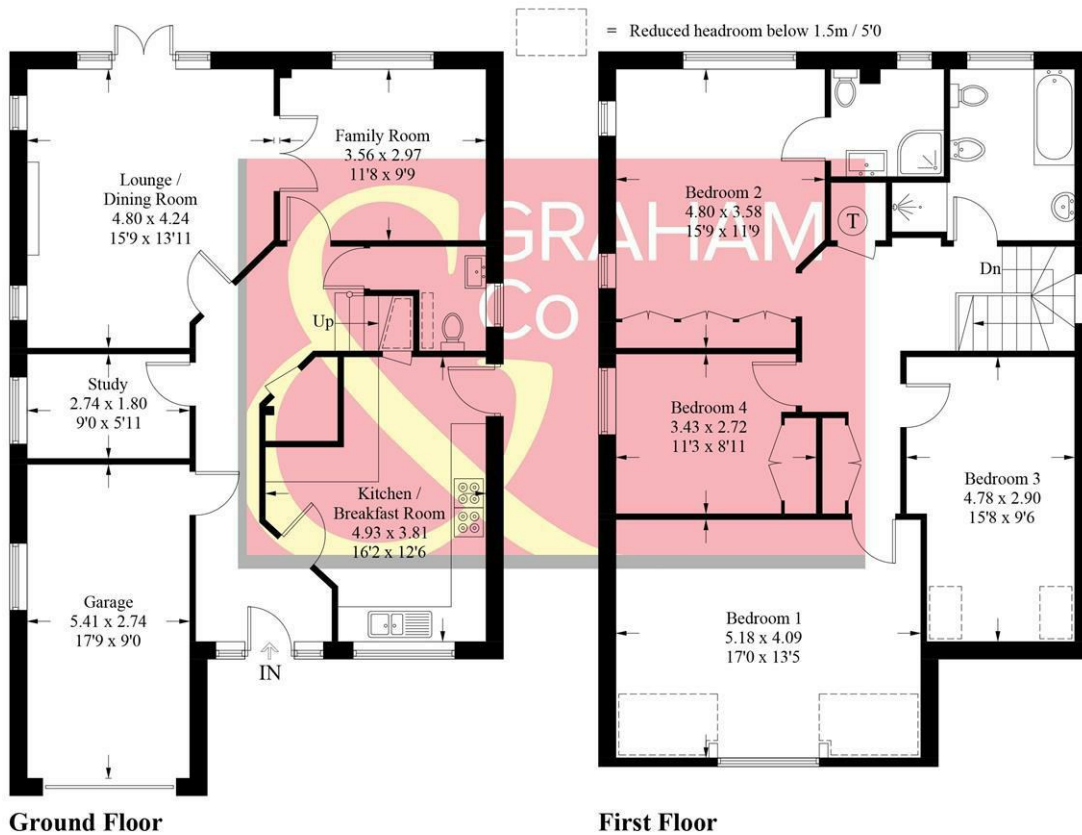
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Croft Gardens, SP10

Approximate Gross Internal Area = 173.1 sq m / 1863 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 (ID1185770)

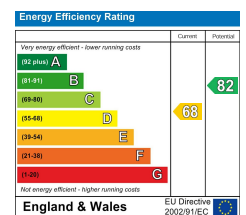
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