



65 London Road, Andover, SP10 2PR  
Asking Price £550,000



65 London Road, Andover,  
Asking Price £550,000

#### PROPERTY DESCRIPTION BY Miss Molly Scruton

This spacious four-bedroom detached family home is set on a generous enclosed plot and offers well-proportioned and versatile accommodation to suit a range of lifestyles. The welcoming reception hall leads to two bright and spacious reception rooms, perfect for entertaining or relaxed family gatherings. A large conservatory provides additional living space and enjoys views over the garden from three aspects. The kitchen/breakfast room is well equipped, offering plenty of storage and space for appliances, while a useful cloakroom is conveniently located off the hall.

Upstairs, a turning staircase leads to a spacious landing, giving access to three double bedrooms and one single, all served by a well-appointed four-piece family bathroom.

The property is approached via a private driveway with parking for several vehicles and access to a single garage with power and lighting. The south-easterly facing wraparound garden is well maintained and offers both family and entertaining space, with two paved patio areas ideal for outdoor dining and relaxation.



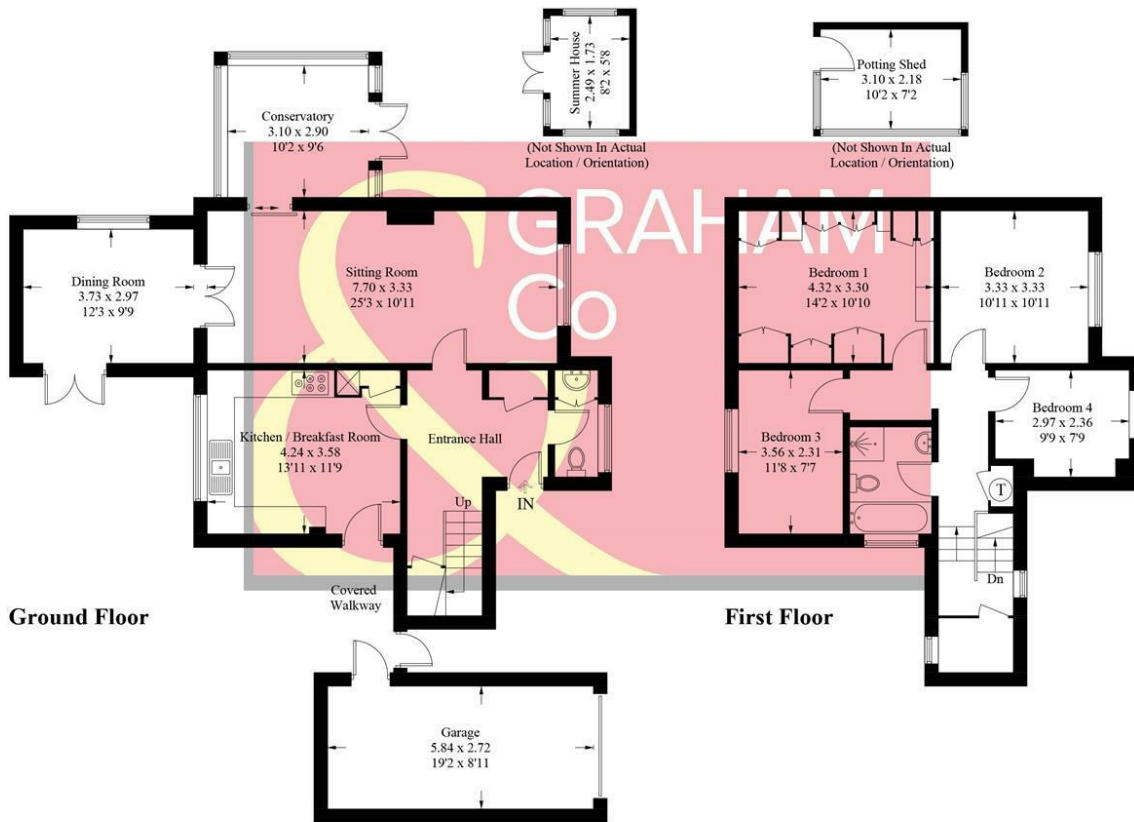


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



## London Road, SP10

Approximate Gross Internal Area = 140.0 sq m / 1507 sq ft  
 Outbuildings = 11.2 sq m / 120 sq ft  
 Garage = 15.9 sq m / 171 sq ft  
 Total = 167.1 sq m / 1798 sq ft



PRODUCED FOR GRAHAM AND CO

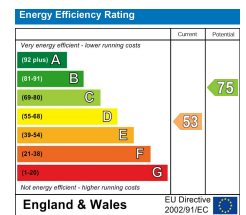
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1189099)

### 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: E



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.

