



23a Walworth Road, Picket Piece, Andover, SP11 6LY  
Asking Price £525,000



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### PROPERTY DESCRIPTION BY Miss Molly Scruton

Charming Two-Bedroom Detached Bungalow with Generous Plot and Development Potential – Picket Piece, Andover

Nestled in the sought-after area of Picket Piece on the eastern outskirts of Andover, this delightful two-bedroom detached bungalow offers a fantastic opportunity for buyers looking for space, comfort, and future potential. Set on an expansive plot measuring over a third of an acre, the property also benefits from the possibility of further development, subject to the necessary planning permissions.

The accommodation features a spacious sitting room with patio doors opening directly onto the large, well-established rear garden, creating a perfect setting for relaxing or entertaining. To the front of the home, you'll find a bright kitchen/breakfast room, ideal for modern family living.

The bungalow also boasts a single garage, ample off-road parking, and a driveway that extends alongside the property to the rear section of the garden, offering even more parking or access for potential development.

Located just moments from excellent road links including the A303, this property combines the tranquillity of a semi-rural setting with the convenience of access to Andover town centre and beyond.

This is a rare chance to acquire a home with both immediate charm and exciting long-term possibilities. Early viewing is highly recommended.



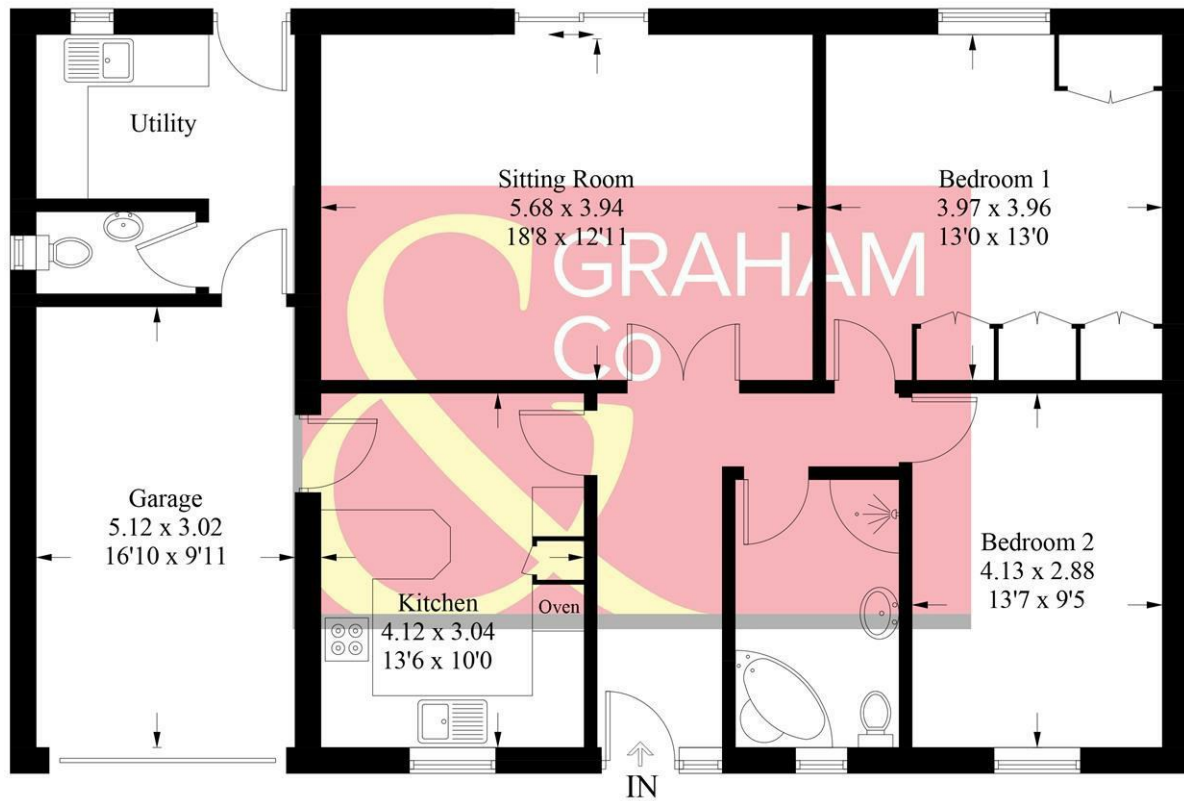


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



## Walworth Road, SP11

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft  
(Including Garage)



### Ground Floor

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 (ID1189677)

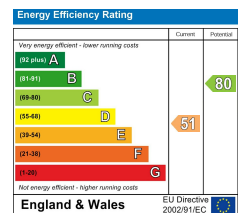
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