



26 Picton Road, Andover, SP10 2HQ  
Guide Price £399,950



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## PROPERTY DESCRIPTION BY Miss Jay Cowan

Situated in the ever-popular Picton Road area of Andover, this spacious four-bedroom semi-detached home offers generous accommodation and excellent potential for future development, subject to the necessary planning permissions.

To the front, the property features a large driveway providing ample off-road parking, with the possibility to expand further. The ground floor comprises an entrance hall, a functional kitchen, a spacious lounge/diner ideal for family living, and an additional reception room that can be used as a study, playroom, or snug.

Upstairs, there are four well-sized bedrooms and a recently upgraded family bathroom. The property retains its original character, offering a solid foundation for modernisation and personalisation to suit a buyer's individual taste.

Outside, a mature rear garden offers a private and established outdoor space, while a detached garage adds further practicality.

Picton Road remains a popular location thanks to its close proximity to local schools, shops, and public transport links, including Andover town centre and the railway station, making it ideal for families and commuters alike.

With spacious accommodation, a generous plot, and scope to extend or update, this home presents an excellent opportunity in one of Andover's most desirable residential areas.





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.

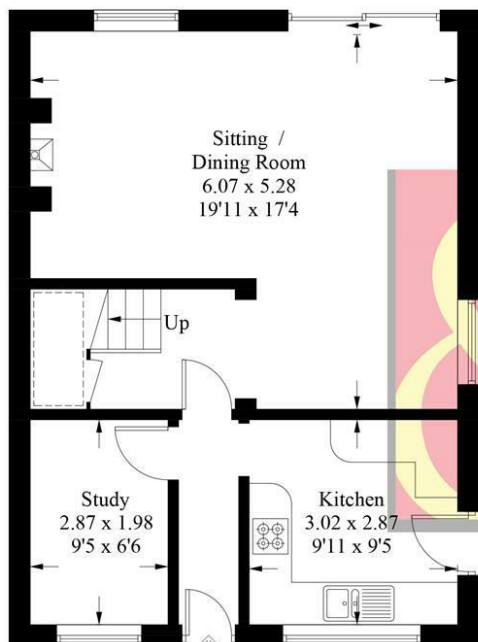


## Picton Road, SP10

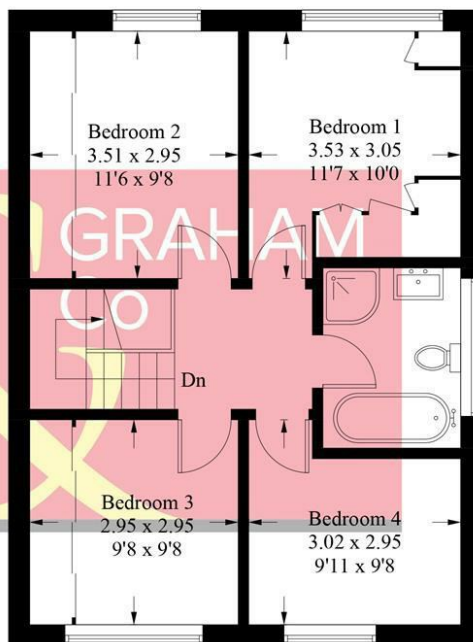
Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft  
Garage = 13 sq m / 140 sq ft  
Total = 115.6 sq m / 1244 sq ft



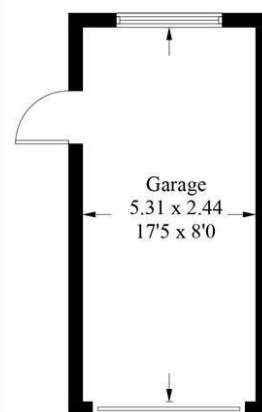
= Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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 (ID1196741)

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) A                                  |         |           |
| (81-94) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (43-54) E                                   |         |           |
| (31-42) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Tax Band: D



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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.

