



25 Lapstone Crescent, Picket Piece, Andover, SP11 6WG
Asking Price £285,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated in the sought-after area of Picket Piece, this well-presented two-bedroom home offers modern living in a peaceful, family-friendly setting.

Upon entry, you're welcomed into a bright and spacious open-plan living, dining, and kitchen area — perfect for both everyday living and entertaining. A handy understairs storage cupboard keeps clutter at bay, while a convenient downstairs cloakroom adds to the practicality of the home.

Upstairs, you'll find two generously sized double bedrooms, each benefiting from built-in storage. A contemporary three-piece family bathroom completes the first floor.

Outside, the tiered rear garden provides a lovely space for relaxing or entertaining, with a practical shed located on the lower level for additional storage. To the front, the property boasts two allocated parking spaces.

This lovely home offers an excellent opportunity for first-time buyers, young families, or downsizers alike, with easy access to local amenities, schools, and transport links.






Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

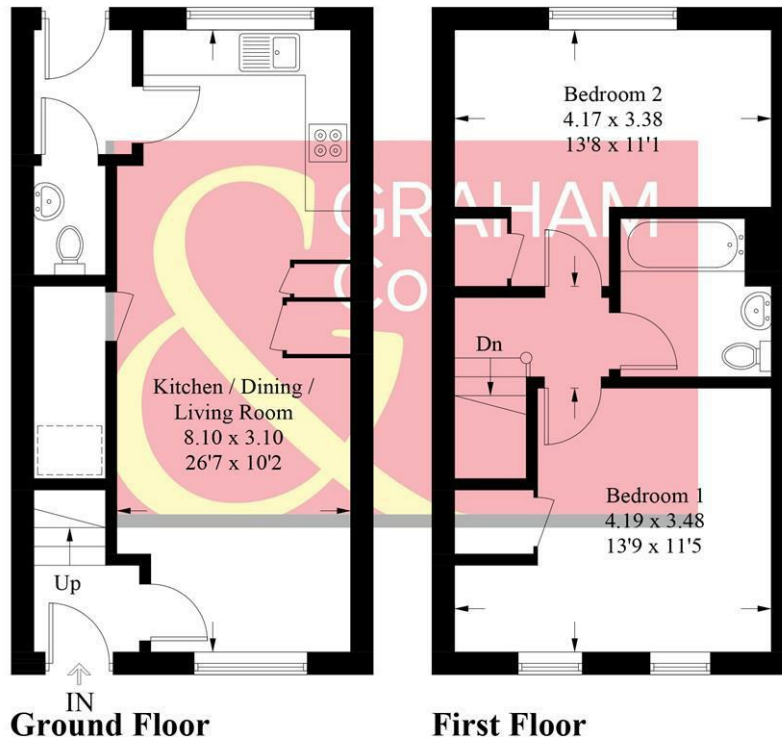


Lapstone Crescent, SP11

Approximate Gross Internal Area = 69.6 sq m / 749 sq ft



 = Reduced headroom below 1.5m / 5'0



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 (ID1202580)

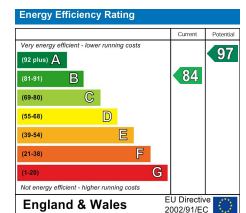
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