



108 Saddle Way, Andover, SP11 6XQ
Guide Price £410,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the desirable area of Saddle Way, Andover, this charming detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads to a delightful lounge, where you can enjoy picturesque views of the adjacent grass field and park. This inviting space is perfect for relaxation or entertaining guests.

The heart of the home is the open plan kitchen and dining area, which is fully fitted. French doors open seamlessly into the beautifully landscaped garden, creating an ideal setting for al fresco dining or simply enjoying the outdoors. A convenient downstairs cloakroom adds to the practicality of this well-designed home.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat. The master bedroom boasts the luxury of an en suite bathroom, providing a private sanctuary for your comfort. Additionally, a family bathroom serves the other two bedrooms, ensuring ample facilities for family and guests alike.

Outside, the property features a well-maintained garden, perfect for children to play or for gardening enthusiasts to cultivate their green thumb. The garage and parking space provide essential convenience, making this home not only stylish but also functional.

Situated on the edge of the development, this property benefits from the tranquility of the nearby park and green area, making it an ideal choice for families or anyone seeking a serene lifestyle. This delightful home in Andover is a must-see for those looking to enjoy a blend of modern living and natural beauty.



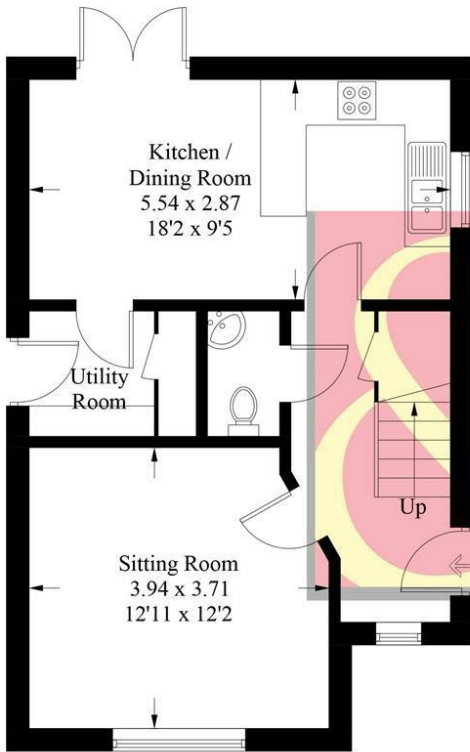


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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.

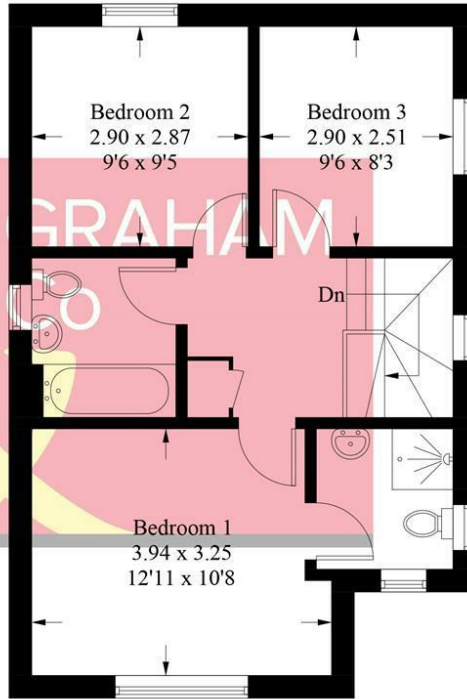


Saddle Way, SP11

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft
 Outbuildings = 19.3 sq m / 208 sq ft
 Total = 110.2 sq m / 1186 sq ft



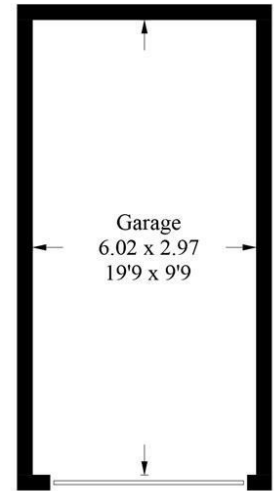
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(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 (ID1205086)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	93
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	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.

