



**33 Colenzo Drive, Andover, SP10 1JN**  
**Asking Price £375,000**





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## PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented and extended three-bedroom family home is ideally located, offering both tranquility and convenience with close and easy access to the town centre, local shops, and essential amenities. Thoughtfully improved and maintained by the current owners, the property offers a perfect blend of style, space, and functionality—ideal for modern family living.

Upon entering, you are welcomed into a bright and spacious entrance hall that sets the tone for the rest of the home. To the front of the property is a charming living room, filled with natural light and providing a comfortable space to relax. To the rear, the heart of the home is a stunning open-plan kitchen and dining area, which is bathed in light and enjoys pleasant views of the garden. The thoughtfully designed extension enhances this space, creating a flexible area perfect for entertaining, family meals, or simply unwinding. French doors lead directly out to the landscaped rear garden, making indoor-outdoor living effortless.

Upstairs, you'll find three generously sized bedrooms and a beautifully appointed family bathroom, offering both style and practicality for everyday family life.

Outside, the rear garden is a true highlight—lovingly landscaped and of an excellent size, it provides a private and peaceful retreat backing onto allotments, ensuring both privacy and a green outlook. To the front and side of the property, a driveway provides convenient off-road parking for multiple vehicles.

This is a wonderful opportunity to own a spacious, move-in-ready family home in a desirable location—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.





## Colenzo Drive, SP10

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft

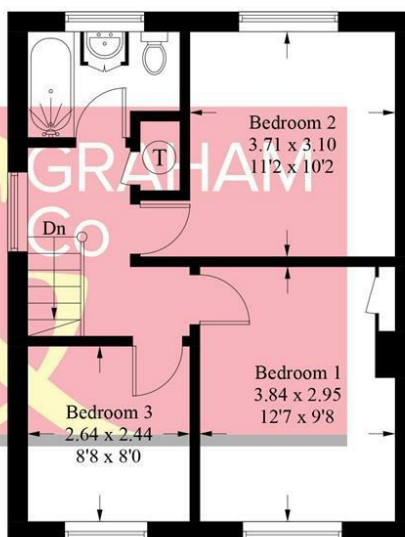
Shed = 6.9 sq m / 74 sq ft

(Excluding Garden Bar Area)

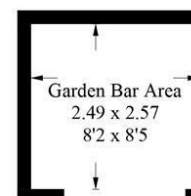
Total = 95 sq m / 1022 sq ft



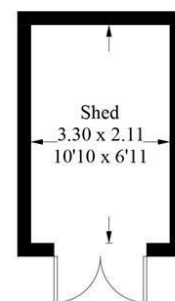
**Ground Floor**



**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 (ID653427)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		86
(81-94) <b>B</b>	73	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-30) <b>G</b>		
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.

