



4 Croye Close, Andover, SP10 3AF
Asking Price £625,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Located on this prime residential road, close to both Andover Town Centre and Railway station, sits this excellent four bedroom detached family home.

The accommodation comprises of; entrance hall with cloakroom and storage cupboard, dining room, living room and kitchen/diner. To the first floor there are four bedrooms and family bathroom, with the principle bedroom benefitting from ensuite facilities.

Outside there is an established and manicured garden, benefitting from mature borders and shrubs, along with patio and lawn. There is gated side access to the garden from the driveway, along with a courtesy door to the garage. The driveway provides parking for several vehicles, along with a double garage which features an electric door. Furthermore the home benefits from sale with no onward chain





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.



Croye Close, SP10

Approximate Gross Internal Area = 145.1 sq m / 1562 sq ft
Garage = 27.1 sq m / 292 sq ft
Total = 172.2 sq m / 1854 sq ft



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 (ID1217902)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tax Band: G



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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.