



16 Tufnell Close, Andover, SP11 6ZL
Asking Price £370,000



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PROPERTY DESCRIPTION BY Mr Nick King

Nestled on a quiet cul-de-sac, facing green open space with mature trees, is this delightful three-bedroom detached house.

The accommodation comprises; entrance porch, living room, guest w/c and kitchen/diner with French doors to the garden.

Upstairs there are three bedrooms and a family bathroom, with the principal bedroom benefiting from en suite facilities.

Outside the property is complemented by a lovely approach, with driveway parking for two vehicles and a single garage. The rear garden benefits from patio and tiered landscaping along with a quality out building, currently used a beauty salon, but insulated and powered provides a number of uses including a home office.

This property is offered to the market with a provisional complete chain.





Picket Twenty Profile

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.



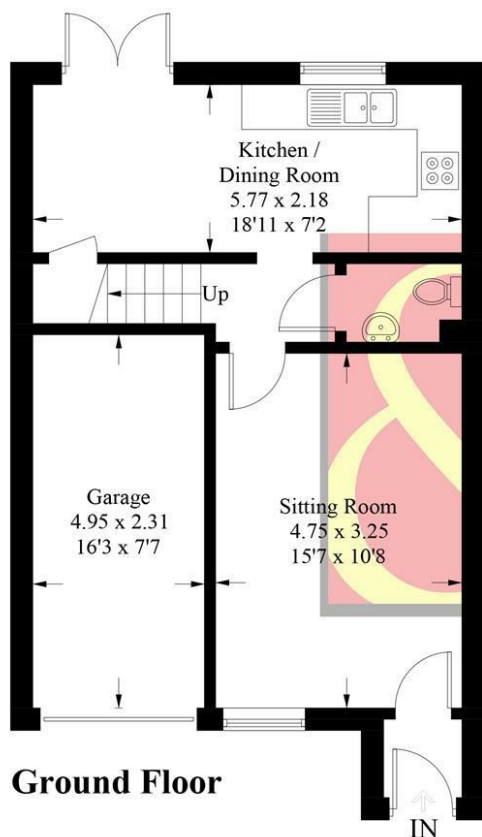
Tufnell Close, SP11

Approximate Gross Internal Area = 97.6 sq m / 1051 sq ft

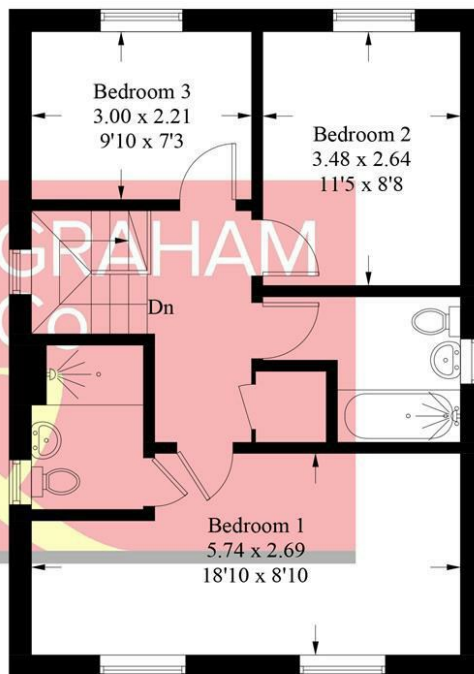
(Including Garage)

Garden Office / Studio = 9.7 sq m / 104 sq ft

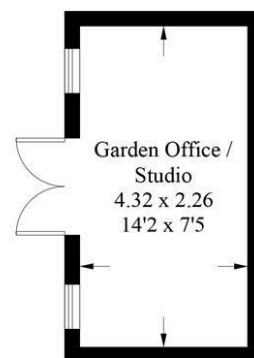
Total = 107.3 sq m / 1155 sq ft



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 (ID1229099)

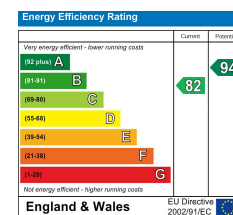
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