



11 Junction Road, Andover, SP10 3QU  
Guide Price £645,000





11 Junction Road, Andover,  
Guide Price £645,000

#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this stunning four bedroom Victorian period, detached family home situated on a fabulous plot in one of Andover's most traditional and sought after roads. tastefully renovated to a high specification throughout. The owners have rightfully preserved and enhanced character features such as feature fireplaces, original doors, corning, wood paneling, ceiling rose, decorative ceiling arches, wooden flooring and picture rails. The accommodation comprises an open hallway, a lounge with a large bay window, an incredible open space modern fitted kitchen leading to the dining area with dual aspect windows, utility room, downstairs wc, third reception room/study/home treatment room with a stable door separate entrance to the side, and a shower room. Upstairs there is a galleried landing leading to the master bedroom which has bespoke fitted wardrobes and original wooden flooring, a further three double bedrooms, a family bathroom and a separate wc room. Outside there is a large laid to lawn south west facing rear garden, with apple and pear trees, 2 patio areas wrapping around the rear of the property and further pergola area ideal for summery evenings. To the front there is a driveway for multiple vehicles with potential space for a future garage subject to necessary permissions.







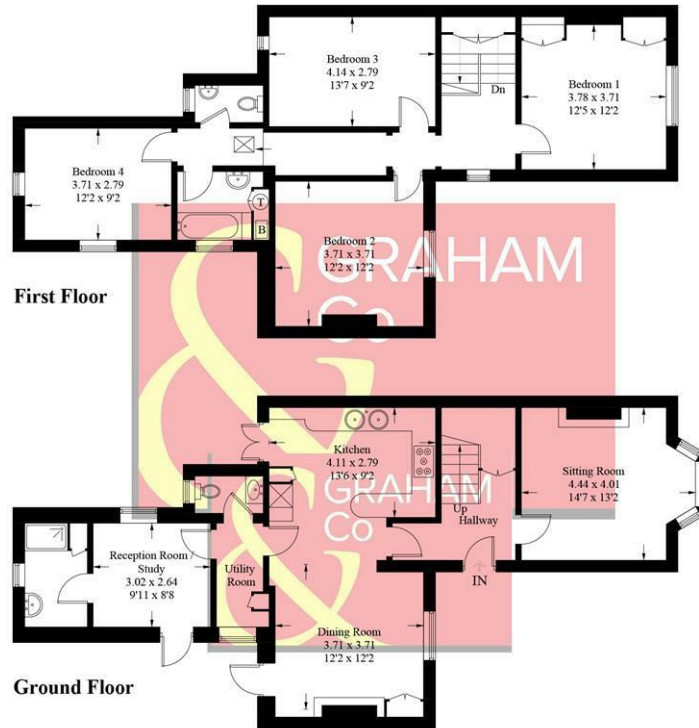
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast 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.





## Junction Road, SP10

Approximate Gross Internal Area = 150.7 sq m / 1622 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 (ID7958921)

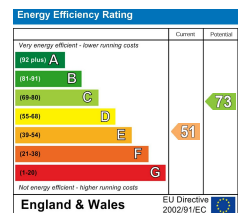
### MORTGAGE ADVICE

#### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: E



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.