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32 Foal Close, Andover, SP11 6XR Asking Price £350,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented three-storey townhouse is situated in a sought-after modern development, offering stylish and versatile living space throughout. Overlooking greenery and a nearby park, it provides an ideal setting for families or professionals seeking both convenience and a peaceful outlook.

The ground floor features a welcoming entrance hall with access to a snug or study, perfect for home working, and a bright and modern kitchen/dining room opening onto the landscaped rear garden—ideal for entertaining or relaxing outdoors.

On the first floor, you'll find a generous sitting room with Juliet balcony, creating a light and airy feel, along with a spacious bedroom with en-suite. The second floor offers two further double bedrooms, including the main family bathroom.

Outside, the property boasts a beautifully landscaped garden with a mix of patio and low-maintenance lawn areas, complemented by mature planting. A private garage provides additional parking and storage.

With its smart design, modern finish, and views across greenery and parkland, this property combines the best of suburban comfort with a sense of space and tranquillity.







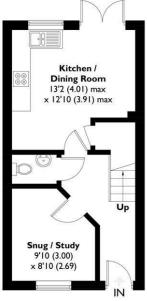
Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



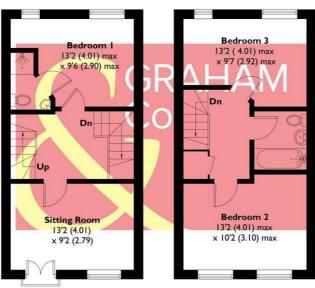


#### APPROXIMATE GROSS INTERNAL AREA = 1058 SQ FT / 98.3 SQ M GARAGE = 190 SQ FT / 17.7 SQ M TOTAL = 1248 SQ FT / 116.0 SQ M



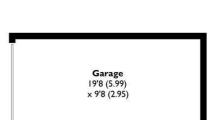


**GROUND FLOOR** 355 SQ FT / 33.0 SQ M



**FIRST FLOOR** 352 SQ FT / 32.7 SQ M

SECOND FLOOR 351 SQ FT / 32.6 SQ M



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1244745) Produced for Graham & Co

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