

20 Mylen Road, Andover, SP10 3HD  
Asking Price £550,000





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## PROPERTY DESCRIPTION BY Miss Molly Scruton

This charming and recently renovated detached home offers an ideal blend of character and modern comfort, set within a peaceful residential location. Behind its attractive traditional façade lies a refreshed and thoughtfully arranged interior designed to suit family living.

On the ground floor, the property features a bright and inviting sitting room with a bay window that enhances the natural light and adds a touch of period charm. A separate study provides a useful space for home working or quiet retreat. To the rear, an impressive kitchen and dining area spans the width of the house, creating a sociable open-plan environment perfect for everyday living and entertaining. A convenient cloakroom completes the ground floor layout.

Upstairs, the home offers four well-proportioned bedrooms arranged around a central landing. The main bedroom enjoys a position overlooking the front of the home, while the additional bedrooms provide flexible accommodation for children, guests, or hobbies. A modern family bathroom serves the first floor.

Externally, the property benefits from off-road parking to the front and a long driveway leading alongside the house. The rear garden offers the opportunity to landscape and personalise to suit your needs, providing the benefit of planning permission of the following -

\*25/01301/CLPN - Application for certificate of proposed lawful development for outbuilding to be used incidental to the enjoyment of the dwellinghouse\*





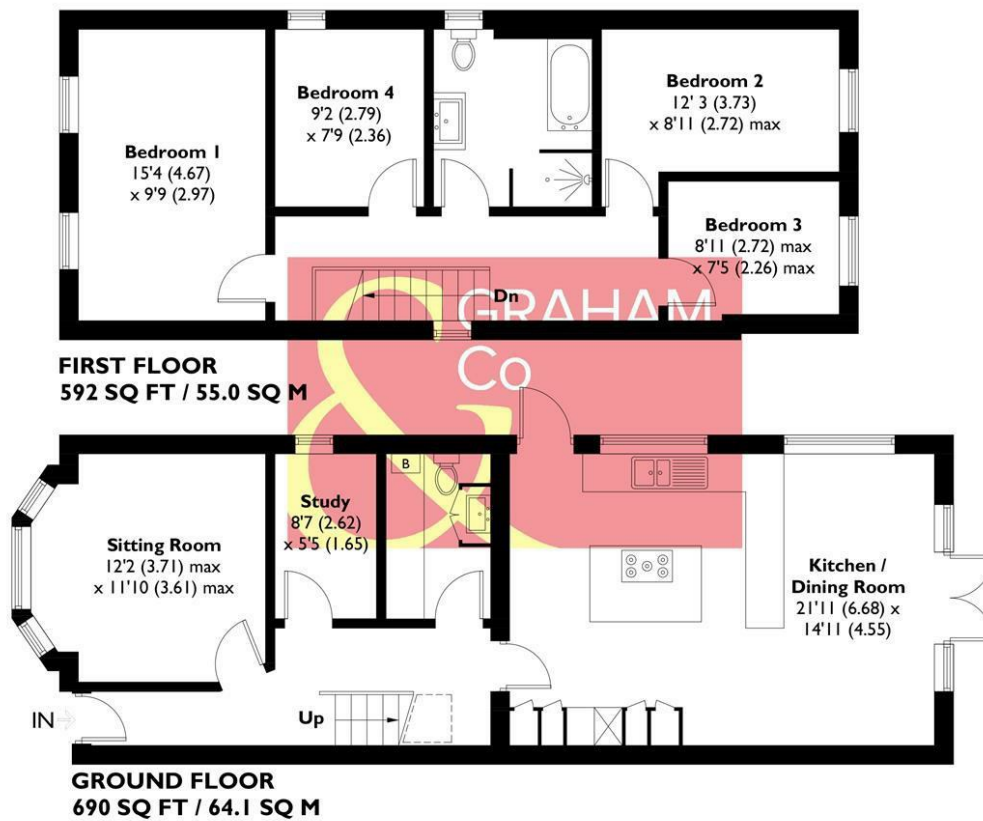
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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







**APPROXIMATE GROSS INTERNAL AREA = 1282 SQ FT / 119.1 SQ M**



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 (ID 1262092)

**Produced for Graham & Co**

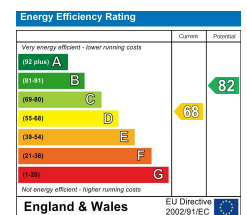
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