



Thistles 8 The Avenue, Andover, SP10 3EL
Guide Price £625,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in a sought after location just a few minutes from the train station with its excellent connections to London, Graham & co are delighted to bring to the market this stunning detached character property which has been extended to the rear and extensively upgraded to a very high standard by the present owners. The accommodation is set over two floors and benefits from an entrance hall with cloakroom and utility/boot room, living room with views to front, stunning open plan dining room/family room leading to a fitted kitchen with built-in appliance, granite worktops and sliding doors to the rear garden all with under floor heating. To the first floor there are four bedrooms with the master having en-suite shower room and family bathroom, gas central heating and double glazing. Outside a driveway to front provides off road parking which leads to the garage, the rear garden is of excellent size and well landscaped having large patio entertaining area, lawn, mature flower and shrub beds, summer house/home office, all enclosed. NO CHAIN.



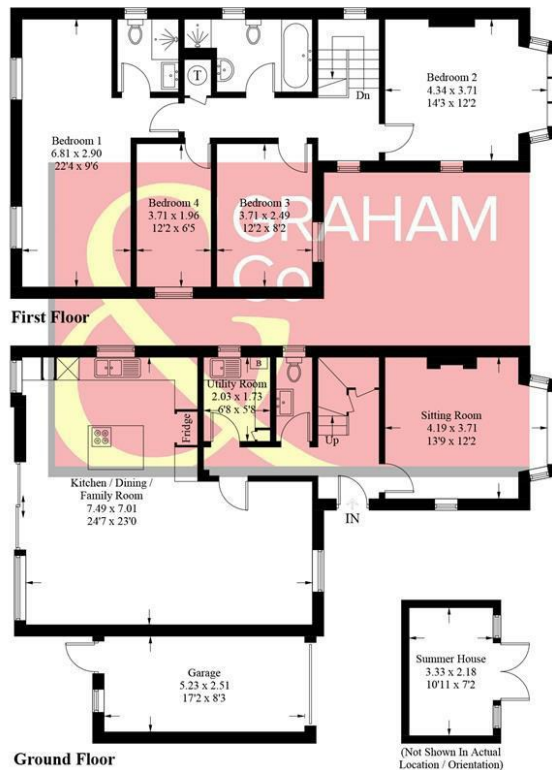


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



The Avenue, SP10

Approximate Gross Internal Area = 149.4 sq m / 1608 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Summer House = 7.4 sq m / 80 sq ft
 Total = 170.0 sq m / 1830 sq ft



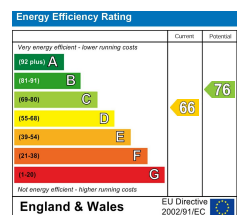
PRODUCED FOR GRAHAM AND CO

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 (ID984584)

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