



35 Borkum Close, Andover, SP10 4LE
Guide Price £340,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul-de-sac location on the sought after Saxon Fields development, Graham & Co are delighted to bring to the market this well presented 3/4 bedroom semi-detached family home. The property offers open plan and flexible accommodation to include an entrance hall leading to an open plan modern fitted kitchen with dining area, living room leading to the rear garden and a converted garage providing a forth bedroom/family room with cloakroom. To the first floor there are three bedrooms and a bathroom, gas central heating and double glazing. To the front a driveway provides off road parking with enclosed gardens to rear.



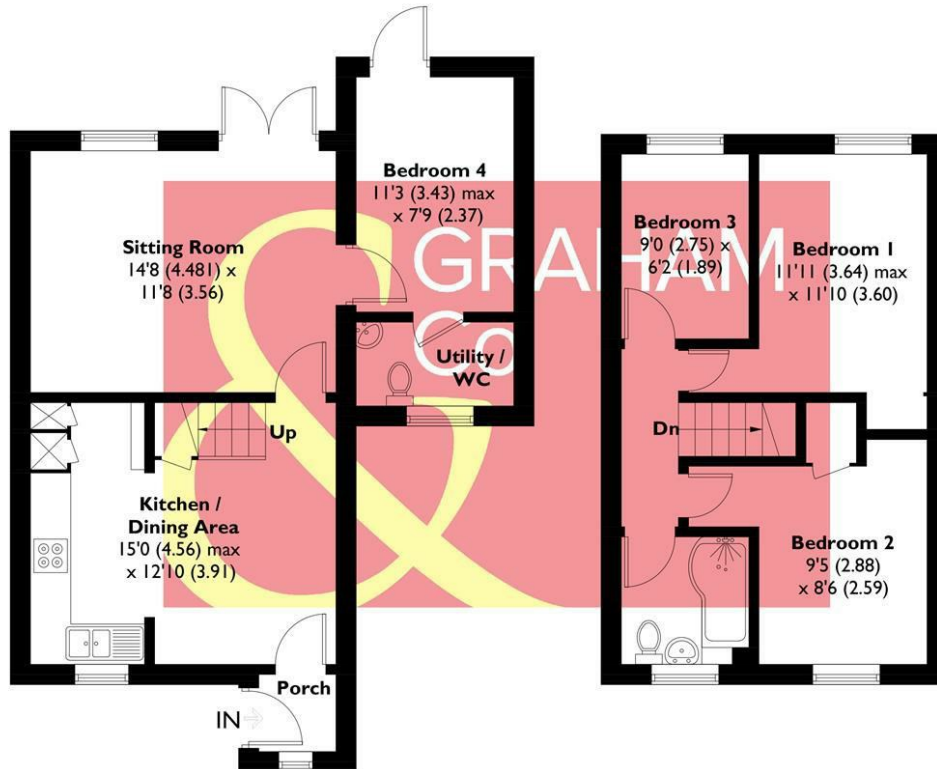


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.





APPROXIMATE GROSS INTERNAL AREA = 904 SQ FT / 84.0 SQ M



GROUND FLOOR
532 SQ FT / 49.4 SQ M

FIRST FLOOR
372 SQ FT / 34.6 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 1280889)

Produced for Graham & Co

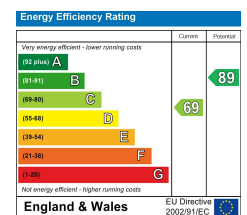
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