



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.



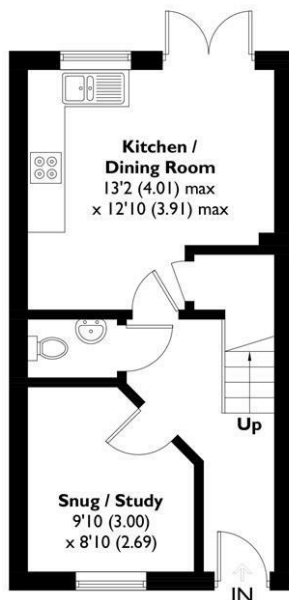


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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

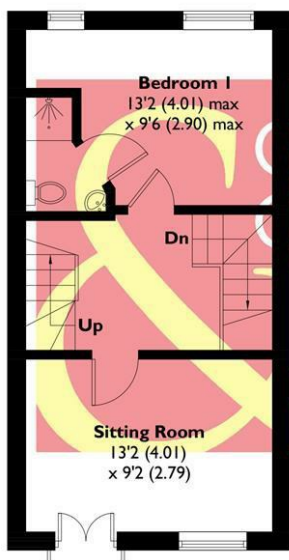




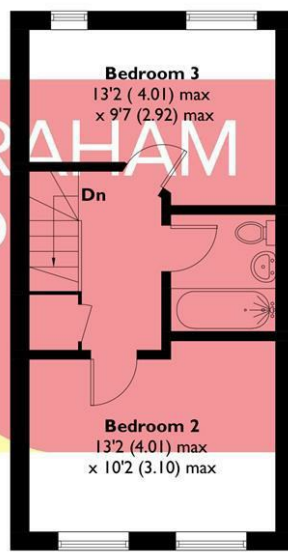
APPROXIMATE GROSS INTERNAL AREA = 1058 SQ FT / 98.3 SQ M
GARAGE = 190 SQ FT / 17.7 SQ M
TOTAL = 1248 SQ FT / 116.0 SQ M



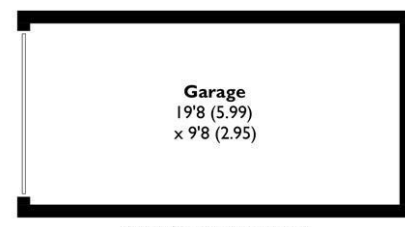
GROUND FLOOR
355 SQ FT / 33.0 SQ M



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)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

