



20 Clarendon Avenue, Andover, SP10 2LX
Asking Price £410,000



20 Clarendon Avenue, Andover,
Asking Price £410,000

PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive semi-detached family home offers a wonderful balance of character, space and practicality, occupying a generous plot with ample driveway parking and a beautifully maintained rear garden.

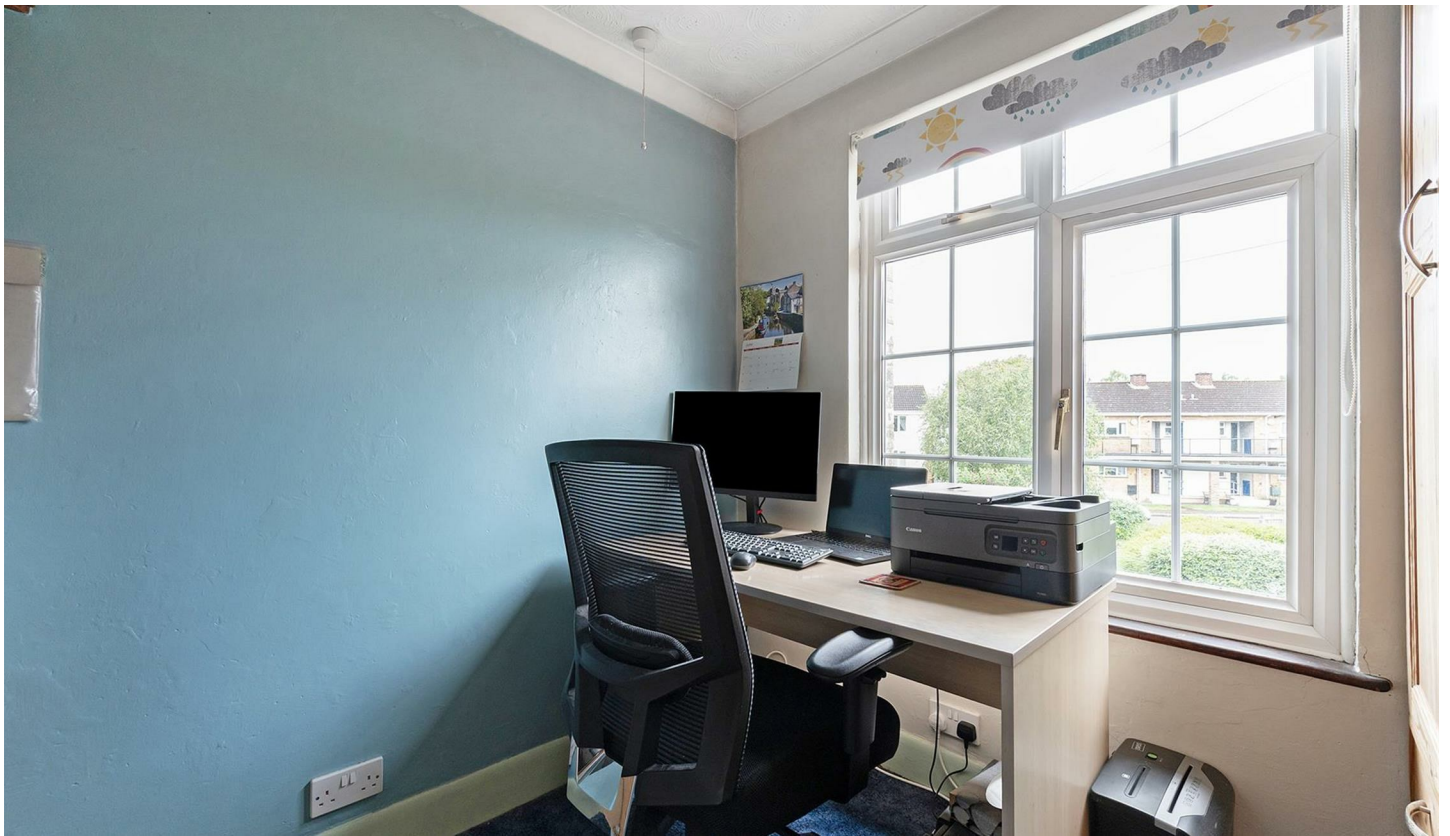
Upon entering, you are welcomed by a charming entrance hall, enhanced by attractive stained-glass windows to the front elevation which add character and kerb appeal. The ground floor provides versatile accommodation, including a spacious sitting/family room ideal for both relaxing and entertaining, alongside a separate dining room that offers the perfect setting for family meals and special occasions. To the rear, the kitchen is well-appointed with a range of units and worktop space, complemented by a useful utility area and convenient downstairs cloakroom.

The first floor continues to impress with three well-proportioned bedrooms, all enjoying good natural light and served by a family bathroom. The layout provides comfortable accommodation for families, professionals or those seeking additional space to work from home.

Externally, the property enjoys excellent frontage with a generous driveway providing ample off-road parking. The rear garden has been thoughtfully arranged with a patio area adjoining the house, creating an ideal space for outdoor dining and entertaining. Beyond this lies a well-maintained lawn, bordered by mature planting, while two useful sheds are positioned at the rear of the garden, providing excellent storage and practicality.

Combining attractive character features, generous living accommodation and a delightful garden, this is a superb home ideally suited to modern family living.

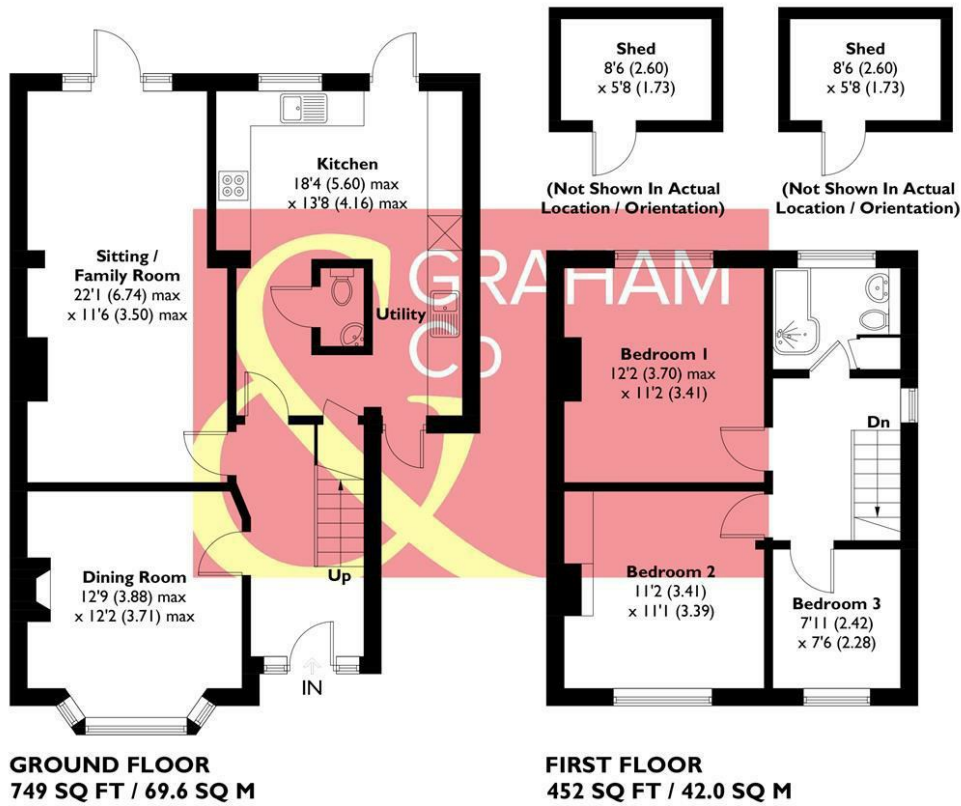




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1201 SQ FT / 111.6 SQ M
SHEDS = 98 SQ FT / 9.1 SQ M
TOTAL = 1299 SQ FT / 120.7 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 (ID1310721)
Produced for Graham & Co

MORTGAGE ADVICE
Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380 www.atmmortgages.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation
01264 356500

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.

