

Toledo Grove, SP10
 Approximate Gross Internal Area = 117 sq m / 1260 sq ft
 Approximate Garage Internal Area = 12.7 sq m / 137 sq ft
 Approximate Total Internal Area = 129.7 sq m / 1397 sq ft

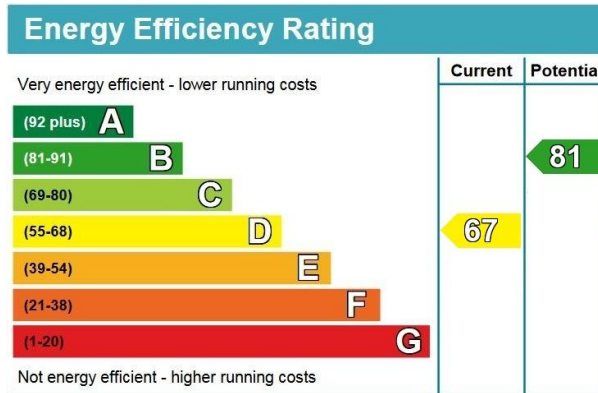


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Toledo Grove, Andover

Guide Price £375,000 Freehold



- Hallway
- Dining Room
- Ground Floor Bathroom
- 2 Further Double Bedrooms
- Garage & Parking

- Living Room
- Kitchen
- Master Bedroom Suite
- Bathroom
- Attractive Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION:

This semi-detached house is situated in the popular Spanish Town area, close to local amenities and within walking distance of the town centre. The property has been extended and modernised to create a stylish and versatile family home. The accommodation comprises a porch, hallway, living room, and an impressive open-plan kitchen/dining/living area, perfect for modern family life. In addition, there is a ground floor bathroom. Upstairs, the property offers a master bedroom with a dressing room and en-suite shower room, two further double bedrooms and a family bathroom. To the front of the property there is a gravelled area with a path to the front door and gated access to an attractive rear garden with a seating area adjacent to the house and gated access to the garage with a parking space to the front.

LOCATION:

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION:

Front door into porch and door to:

LIVING ROOM:

Window to front and patio doors to garden. Door to:

HALLWAY:

Door to rear garden. Stairs to first floor, storage cupboard and doors to:

DINING ROOM:

Windows to front. Feature fireplace, understairs cupboard and open access to:

KITCHEN:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Space for freestanding cooker with extractor over, space and plumbing for washing machine and tumble drier. Cupboard with wall mounted boiler.

GROUND FLOOR BATHROOM:

Windows to side and rear. Panelled bath with shower over, vanity cupboard with wash hand basin and WC.

FIRST FLOOR LANDING:

Window to front. Airing cupboard, storage cupboard, loft access and doors to:

MASTER BEDROOM:

Window to front and arch to **DRESSING ROOM** with window to rear and door to:

ENSUITE SHOWER ROOM:

Window to rear. Shower cubicle, wash hand basin, WC and wall mirror.

BEDROOM 2:

Window to front and fitted wardrobe cupboards.

BEDROOM 3:

Window to rear.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin, WC, heated towel rail and fitted mirror.

OUTSIDE:

To the front there is a gravelled area with shrubs and a path to the front door. A gate leads to:

REAR GARDEN:

Attractive and fully enclosed garden with a block paved patio adjacent to the house with an outside tap and electric point. The remainder is laid to lawn with shrub and tree borders. A gate to the rear leads to the garage and parking whilst there is a shed to the side.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

