



18 Chestnut Avenue, Andover, SP10 2HE
Asking Price £525,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Offered to the market with no onward chain, this well-proportioned three-bedroom detached bungalow benefits from driveway parking, an integral garage and a beautifully established rear garden, all set within a sought-after residential location.

The accommodation comprises a welcoming entrance hall leading through to a bright and spacious sitting room, which flows into a separate dining room, creating an ideal space for both everyday living and entertaining. The fitted kitchen is complemented by a separate utility room, offering excellent practicality and additional storage.

There are three bedrooms, including two generous doubles, with the third bedroom providing flexibility as a guest room, nursery or home office. A family bathroom completes the internal accommodation.

Externally, the property offers driveway parking leading to the integral garage, while the rear garden is a particular feature. Beautifully established and enjoying a good degree of privacy, it comprises a paved patio, lawn, mature shrubs and planting, along with two useful garden sheds, making it ideal for those who enjoy gardening or require additional outdoor storage.

Requiring some modernisation but offering fantastic potential throughout, this is an excellent opportunity to create a wonderful home in a highly desirable location.



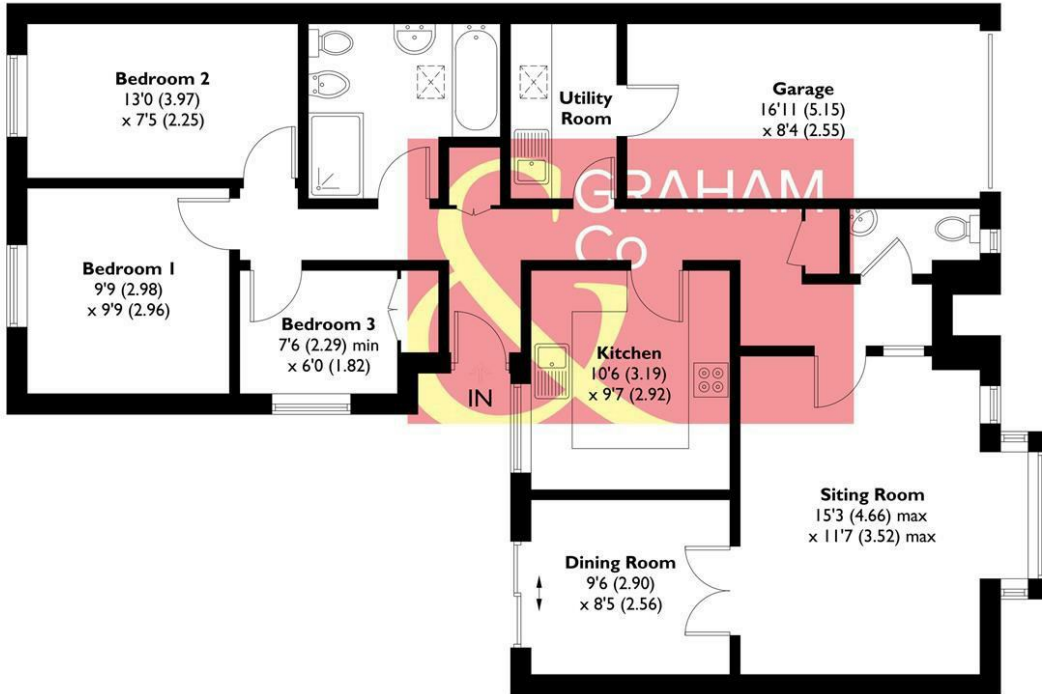


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1094 SQ FT / 101.6 SQ M
(INCLUDING GARAGE)**



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 (ID1314742)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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