



17 Anton Road, Andover, SP10 2EN
Asking Price £552,500



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Set in one of Andover's most desirable residential areas, this beautifully presented three-bedroom detached older-style home offers a wonderful blend of character and modern living. Ideally located within easy reach of Water Mills Park, Rooksbury Mill Nature Reserve, and a level walk into Andover town centre, the property is also just a short stroll from an excellent junior school, making it perfect for families.

The property is offered with no onward chain and is presented in lovely order throughout.

The welcoming entrance hall leads to a stylish open-plan kitchen/dining room to the rear, featuring modern fittings and French doors opening onto the garden patio, perfect for entertaining. To the front, there is a comfortable sitting room with a bright bay window.

A downstairs shower room provides convenience and could easily be reconfigured to include a utility area if desired.

Upstairs, there are three well-proportioned bedrooms and a luxury fitted family bathroom finished to a high standard.

Outside

To the front, a driveway provides off-road parking.

The rear garden is a real feature of the property—a generous, well-maintained space with a patio area, plumbed-in outdoor kitchen and BBQ, and a large expanse of lawn leading to the impressive log cabin/studio at the far end of the garden.

The detached log cabin/studio offers flexible additional accommodation, comprising a reception room, further bedroom/store, and an additional room that could, with further work and the necessary permissions, be converted into a shower room—making it ideal as a home office, guest suite, or creative studio.



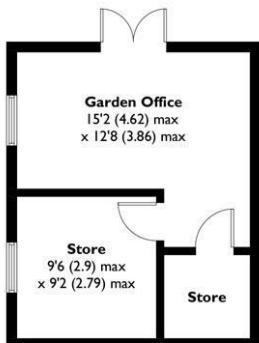


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1086 SQ FT / 100.9 SQ M
 OUTBUILDING = 280 SQ FT / 26.0 SQ M
 TOTAL = 1366 SQ FT / 126.9 SQ M



(Not Shown In Actual Location / Orientation)



GROUND FLOOR
575 SQ FT / 53.4 SQ M

FIRST FLOOR
511 SQ FT / 47.5 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 (ID1247115)

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Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(58-68) D			
(39-57) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		72	64
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



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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.