

**Harrow Way, SP10**

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft  
 Approximate Garage Internal Area = 13.6 sq m / 147 sq ft  
 Approximate Outbuildings Internal Area = 7.8 sq m / 85 sq ft  
 Approximate Total Internal Area = 120.6 sq m / 1300 sq ft

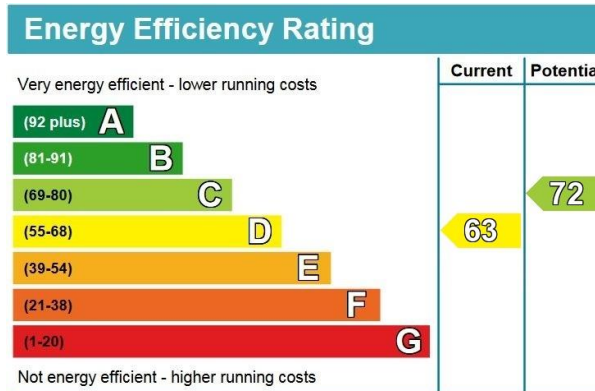


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Harrow Way, Andover**

**Guide Price £485,000 Freehold**



- Entrance Porch
- Kitchen & Utility Area
- Conservatory
- Two Shower Rooms
- Substantial Plot Size
- Living Room
- Dining Room
- Two Double Bedrooms
- Garage & Driveway Parking
- Development Potential

**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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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A two-double-bedroomed, detached bungalow occupying a substantial corner plot with planning permission included for a new detached bungalow alongside. The property benefits from a sought-after location in an established residential area with proximity to schools catering for all age groups and numerous local amenities. The accommodation comprises an entrance porch, a living room, a kitchen with an open-plan flow into a utility area with an adjoining shower room, a dining room, a conservatory, the two double bedrooms, one of which has an adjoining ensuite shower room. Outside, there is generous driveway parking to the front leading to a garage. Low-maintenance garden areas wrap around three sides of the property and include, to one side, the area earmarked for development, if desired.

The property frontage includes the driveway parking directly in front of the garage and access to the entrance porch. There is a lawned front garden directly in front of the property and gated access to both sides leading to a smaller rear garden that includes a patio seating area and gated access to a large lawned area to one side. The entrance porch provides excellent cloak storage space and leads into a front aspect living room. The dining room is located to the rear of the living room and is of a very good size with a door opening into the conservatory at the rear, itself with external access into the rear garden and the patio seating area. The kitchen occupies one side of the property and includes a range of eye and base level cupboards and drawers with worksurfaces and tiled splashbacks, a gas hob, a built-in, eye-level, double oven/grill, plus space and plumbing for kitchen appliances. There is an open-plan flow from the kitchen into a utility area with a door opening to the adjoining shower room with a WC and hand wash basin. The utility area has external access to the garden area at the side of the property. The two double bedrooms are located on the opposite side of the property, one of which has a front aspect, whilst the rear aspect bedroom includes a good-sized, ensuite shower room.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. 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. The property can be found on Harrow Way, which links Charlton Road to Upper Drove. The location is close to many local amenities, including both primary and secondary schools, various convenience stores, a pharmacy, a fruit & veg retailer, various fast-food outlets, a supermarket, a renowned bakery and fish and chip shop. Andover's mainline railway station is a short distance away, as is the hospital and Charlton village, which has a host of further local amenities.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

