

Highlands Road, SP10
Approximate Gross Internal Area = 117.1 sq m / 1260 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



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.



Highlands Road, Andover

Guide Price £500,000 Freehold

- No Onward Chain
- Living Room
- Kitchen
- Study
- Shower Room
- Hallway
- Dining Room
- Conservatory
- Three Bedrooms
- Substantial Rear Garden

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DESCRIPTION:

Austin Hawk are pleased to present this detached home with great potential to extend, offered with no onward chain and situated on a well-established residential road. The accommodation includes an entrance hallway, living room, dining room, conservatory, kitchen with walk-in larder, study, three bedrooms, a shower room, and a cloakroom. Externally, the property benefits from driveway parking and a very large private rear garden featuring two greenhouses and two sheds.

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:

Open porch area leading to glazed front door:

HALLWAY:

Light and spacious hallway with understairs storage with stairs leading to the first floor. Doors to:

LIVING ROOM:

Large bay window to the front. Working open fireplace with attractive oak surround & tiled hearth. The room also benefits from traditional wooden flooring.

DINING ROOM:

Rear aspect showcasing traditional picture rail. Leading to open access to:

CONSERVATORY:

A very generous space offering views to the large rear garden. Side door to garden

KITCHEN:

Rear aspect with back door to the side. Offering a range of eye and base level units, gas hob with canopy hood & extractor, integral eye level double oven. Space for fridge freezer, washing machine & dishwasher. Tiled splashbacks. There is a large walk-in larder with a window to the side.

STUDY:

Dual aspect with windows to the front and side. Currently used as a craft room with a range of base level units.

FIRST FLOOR LANDING :

Window to side. Loft access and doors to:

BEDROOM ONE:

Large bay window to the front. Large Double bedroom.

BEDROOM TWO:

Window to rear. Fitting wardrobes cupboards.

BEDROOM THREE:

Window to front

SHOWER ROOM:

Window to rear. Large enclosed shower cubicle. Vanity unit with inset ceramic sink. Fully tiled. Large fitted cupboard with water tank offering additional storage.

OUTSIDE:

To the front of the property there is driveway parking for at least two cars. There is gated access to the rear garden.

REAR GARDEN:

The property boasts an exceptionally spacious garden, featuring a patio area adjoining the house with steps leading down to a predominantly lawned garden bordered by mature planting. The grounds also include two greenhouses and two sheds, with an orchard located towards the rear of the garden.

TENURE & SERVICES:

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

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.

