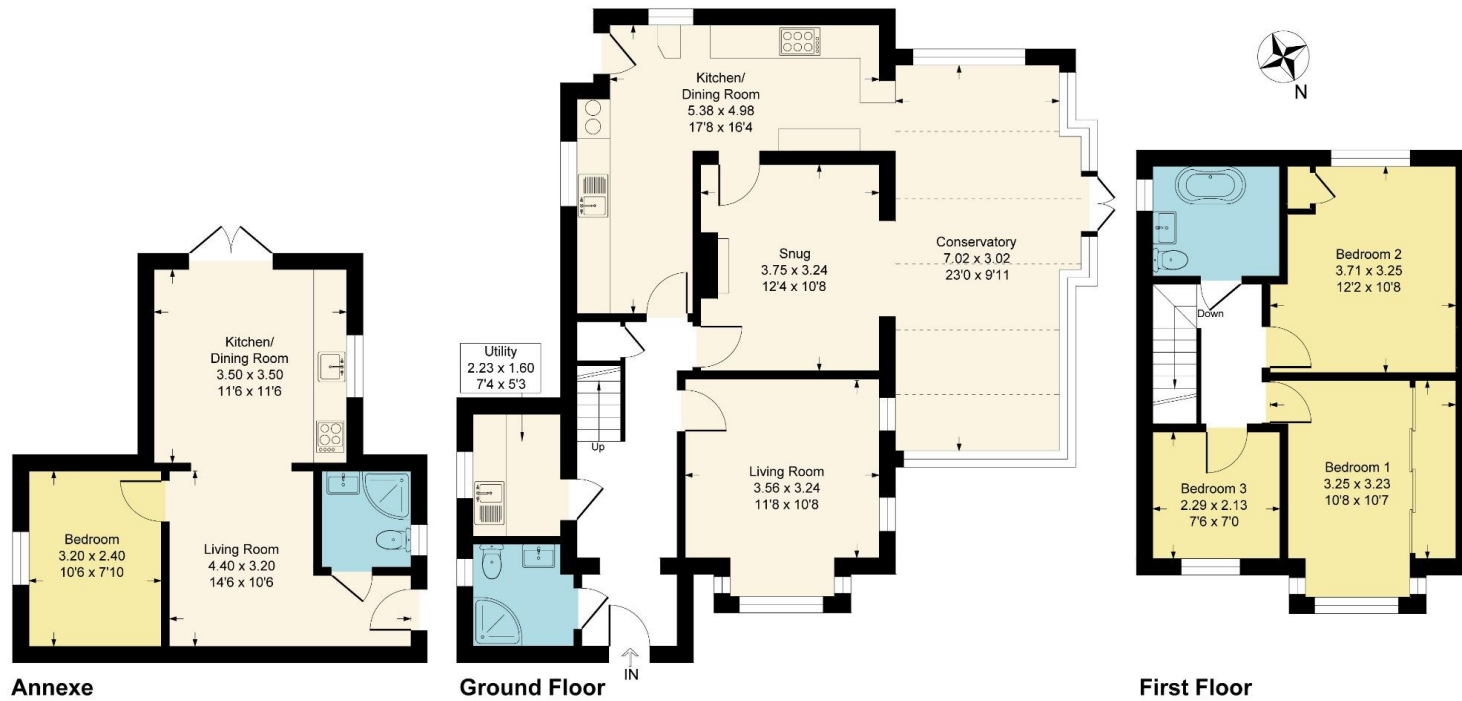


Lansdowne Avenue SP10

Approximate Gross Internal Floor Area = 129.4 sq m / 1393 sq ft
 Approximate Gross Internal Floor Area = 35.1 sq m / 378 sq ft
 Approximate Gross Internal Floor Area = 164.5 sq m / 1771 sq ft

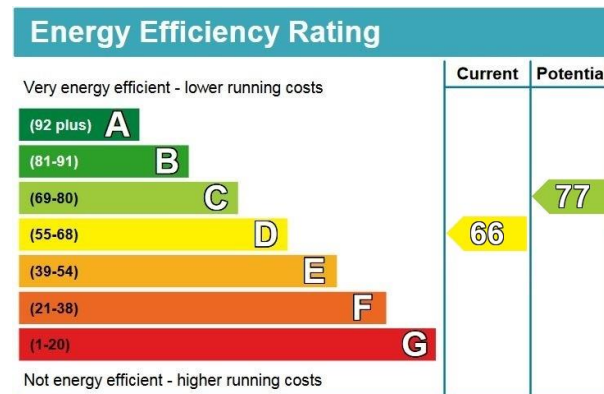


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



Lansdowne Avenue, Andover

Guide Price £635,000 Freehold



- Living Room & Separate Snug
- Conservatory
- Utility Room
- Family Bathroom
- Garden & Driveway Parking

- Expansive Kitchen/Dining Room
- Ground Floor Shower Room
- Three Bedrooms
- Self-Contained Annexe
- Proximity to Schools & Amenties

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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Occupying an attractive corner plot in one of Andover's most established residential areas, this characterful, three-bedroomed, detached house has a location with excellent proximity to numerous local amenities, schools catering for all age groups as well as the transport network. Potentially the ideal family home, the property offers flexible and generous accommodation throughout and comprises a ground floor with an entrance hallway, a living room, a separate snug, an expansive kitchen/dining room with an open-plan flow into a conservatory complete with underfloor heating. Additionally, the ground floor offers a shower room and a utility room. The first floor provides three good-sized bedrooms serviced by a family bathroom. The flexibility of the accommodation on offer is underlined by a spacious, self-contained annexe, converted from an original garage and includes a private entrance, a living room, a modern kitchen/dining room and a shower room.

Outside, there is gated access to a driveway with space to park several vehicles. The driveway also offers separate gated access to parking space specifically for the annexe, with the annexe also having its own courtyard-style terrace. The garden area wraps around the main property with patio areas to one side and the remainder laid to lawn with mature flower and shrub borders, enclosed by mature hedging.

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, less than a mile away, 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 is located on Lansdowne Avenue, occupying a corner plot at its junction with Salisbury Road. The location is close to local amenities, including a convenience store, a public house, and a garden centre. Andover's town centre and mainline railway station are both just a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying villages of Upper Clatford and Goodworth Clatford are also a short distance away. The Test Valley lies just beyond the Clatfords', which includes nearby Stockbridge, which offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

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.

