

21 Exbury Way, Andover, SP10 3UH
Guide Price £425,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a well presented four bedroom detached family home situated in the popular Floral Way with no onward chain. with local shops and schools close by, this family home sits within a very popular catchment as well as allowing simple access to the A303 and local countryside. The accommodation comprises an entrance hall, cloakroom, living room and a newly fitted kitchen/diner with the conservatory leading to the enclosed rear garden. Upstairs there is a family bathroom and four bedrooms with three having built in storage. To the front of the property there is a driveway and single garage with an integral door. Viewings are strongly recommended.



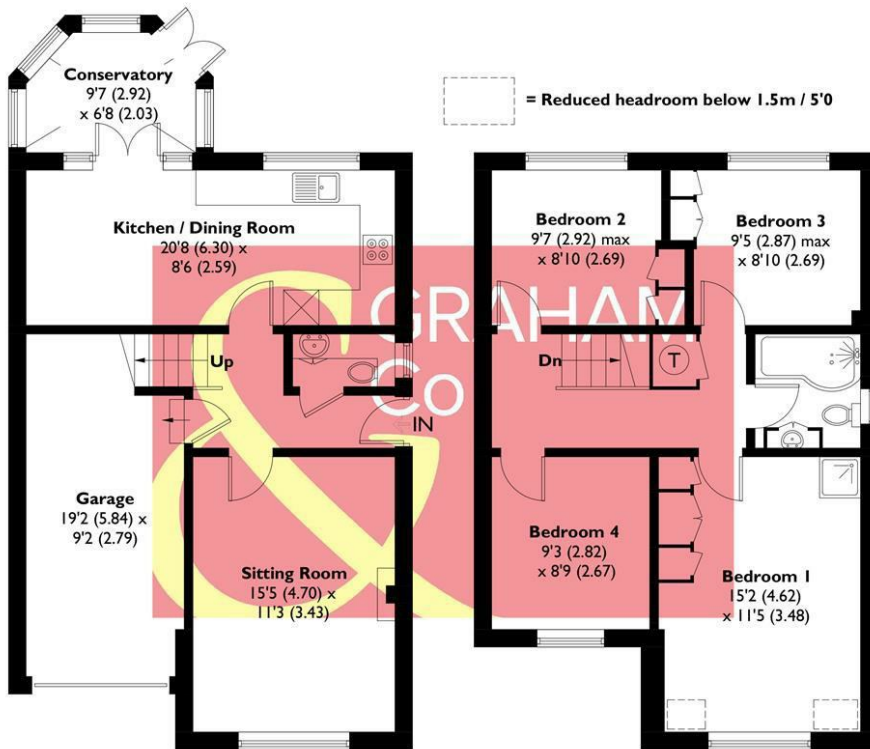


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1286 SQ FT / 119.5 SQ M
(INCLUDING GARAGE)**



**GROUND FLOOR
691 SQ FT / 64.2 SQ M**

**FIRST FLOOR
595 SQ FT / 55.3 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 (ID 1304027)
Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		69	77
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.

