

**Silks Way, SP11**  
Approximate Gross Internal Area = 74.7 sq m / 805 sq ft

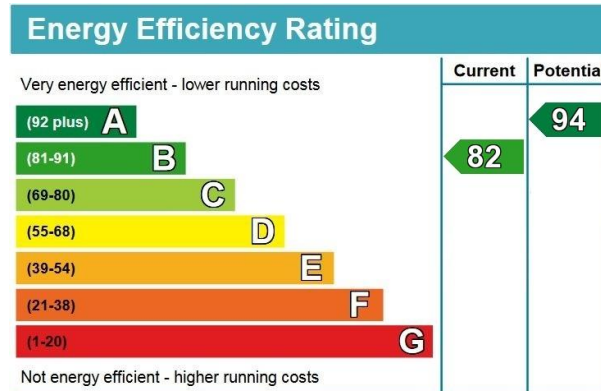


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**20 Silks Way, Andover**

**Guide Price £284,000 Freehold**



- Hallway
- Living Room
- Dining Room/Conservatory
- Dressing Room
- Parking for 2 Cars

- Cloakroom
- Kitchen/Breakfast Room
- 2 Bedrooms
- Bathroom
- Enclosed Garden

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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**DESCRIPTION:**

Constructed in 2017, this end of terrace house is located on the edge of the popular Picket Twenty development. The accommodation comprises hallway, cloakroom, living room, kitchen/breakfast room, conservatory/dining room, master bedroom with a dressing room, a second bedroom and a bathroom. To the front there is driveway parking for two cars whilst to the rear there is an enclosed garden with a decked seating area.

**LOCATION:**

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:**

Front door into:

**HALLWAY:**

Stairs to first floor and doors to:

**CLOAKROOM:**

Window to front. WC and wash hand basin.

**LIVING ROOM:**

Window to front. Understairs storage cupboard and door to:

**KITCHEN/BREAKFAST ROOM:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink. Inset gas hob with extractor over and double oven below. Space and plumbing for dishwasher and washing machine, space for American style fridge/freezer, cupboard with wall mounted boiler and open access to **BREAKFAST AREA** with French doors to:

**DINING ROOM/CONSERVATORY:**

Triple aspect with French doors to the garden and a Cosy Roof.

**FIRST FLOOR LANDING:**

Window to side. Airing cupboard and doors to:

**BEDROOM 1:**

Window to front. Access to part boarded loft and door to **DRESSING ROOM** with window to front and hanging rails. Please note there is plumbing to turn this into an ensuite shower room.

**BEDROOM 2:**

Window to rear.

**BATHROOM:**

Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is parking for two cars and gated access to:

**REAR GARDEN:**

Fully enclosed garden with a path to the side leading to the front, a small shed and an outside tap. Mainly laid to lawn with a decked seating area to the rear.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

