GRAHAM Co

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3 Rooksbury Road, Andover, SP10 2LW

Guide Price £450,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain this pretty 1930's detached family home situated in Rooksbury Road. Location is always high on a buyers wish list and this 1930's detached family home will certainly tick that box. Well positioned in a no through residential road, close to local amenities including local shop, pet shop, local pub and easy access to the popular Rooksbury Mill nature reserve for excellent dog walks. The Accommodation comprises: an entrance hall with cloakroom, sitting room, dining room, fitted kitchen and a breakfast room. Upstairs, there is a family bathroom and three bedrooms with a dressing room off of the third bedroom. Outside there is a good sized fence enclosed, mature and tiered rear garden with a large outhouse. To the front there is a driveway parking and a garage.



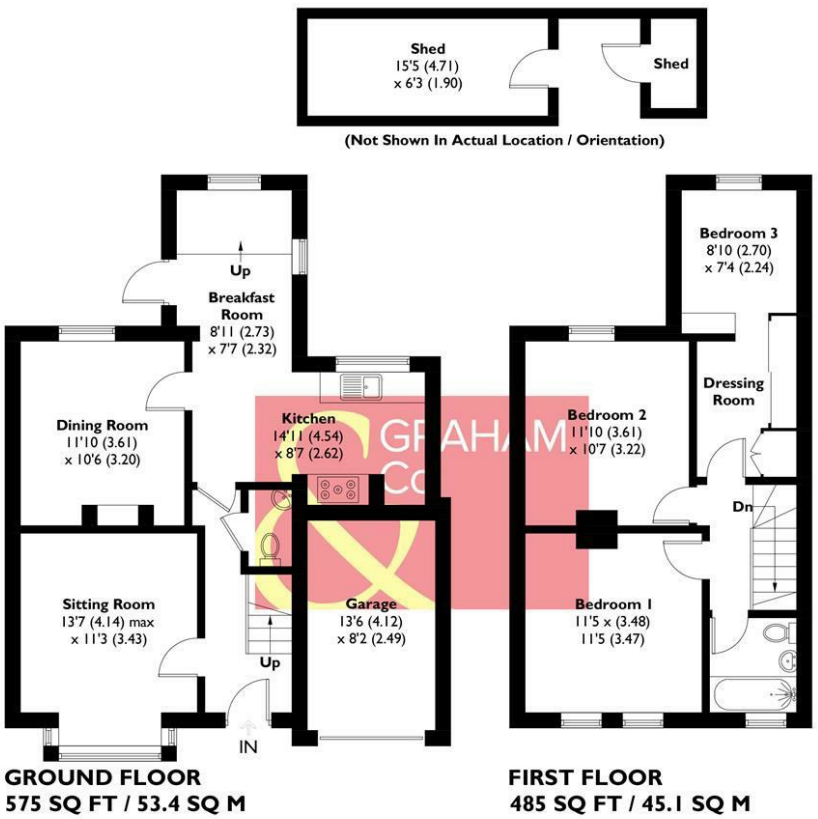




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1060 SQ FT / 98.5 SQ M
GARAGE / SHED = 223 SQ FT / 20.7 SQ M
TOTAL = 1283 SQ FT / 119.2 SQ M



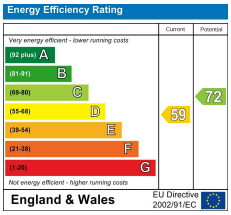
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1312278)
Produced for Graham & Co

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