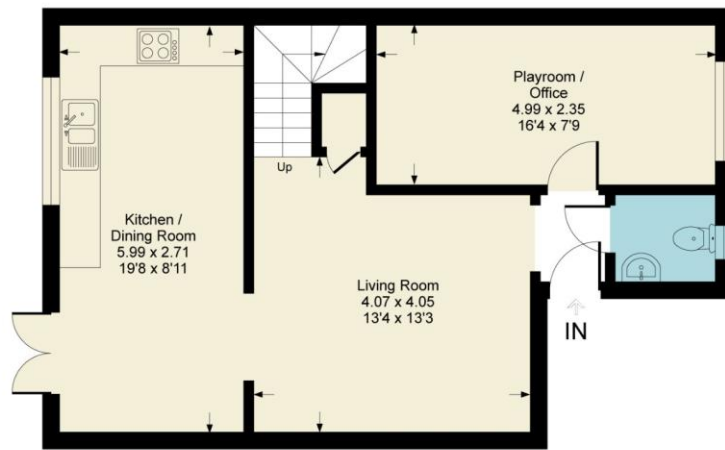
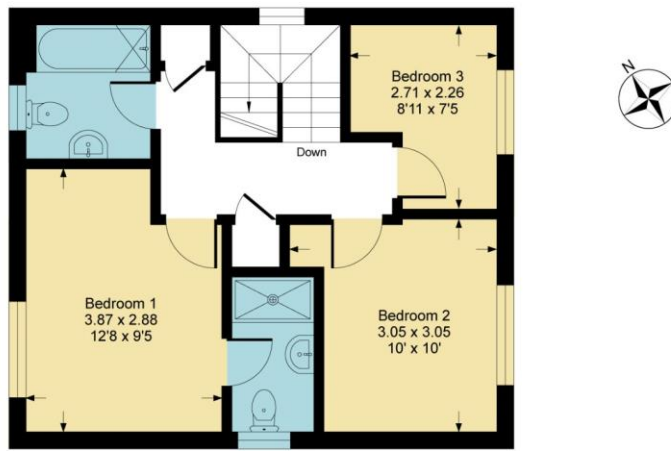


Elder Crescent, SP10
Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft



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



Elder Crescent, Andover

Guide Price £425,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Hall
- Living Room
- Play/Family Room
- 2 Further Bedrooms
- Driveway Parking

- Cloakroom
- Kitchen/Dining Room
- Master Bedroom Suite
- 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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: This detached home is situated on the popular Burghclere Down and lies within the catchment area for well-regarded local schools. The property has been comprehensively renovated and reconfigured by the current owner, with improvements including new flooring, walls, internal doors, a new boiler and radiators throughout. The accommodation now comprises an entrance hall, cloakroom, living room, contemporary kitchen/dining room, and a playroom/family room converted from the former garage. Upstairs, there is a principal bedroom with en-suite shower room, two further bedrooms, and a modern family bathroom. To the front, the property offers driveway parking for two vehicles, while the rear garden features a patio area adjacent to the house and an additional decked seating area to the rear.

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: Front door into ENTRANCE HALL with doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

LIVING ROOM: Window to front. Stairs to first floor with understairs cupboard, decorative panelled wall and access to:

KITCHEN/DINING ROOM: Window and French doors to rear garden. Contemporary range of eye and base level cupboards and drawers with quartz work surfaces over and inset ceramic sink with drainer. Inset ceramic hob with extractor over and eye level oven. Integral dishwasher, washing machine and fridge/freezer. Cupboard with wall mounted boiler and space for table and chairs.

FAMILY/PLAY ROOM: Window to front. Converted from the garage.

FIRST FLOOR LANDING: Window to side. Loft access with ladder, storage cupboard with hanging rail and shelving, airing cupboard with hot water tank and doors to:

MASTER BEDROOM: Window to rear and door to:

ENSUITE SHOWER ROOM: Window to side. Newly fitted suite comprising double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to front. Currently used as a dressing room.

BEDROOM 3: Window to front and decorative panelled wall.

BATHROOM: Window to rear. Panelled bath with shower over, vanity cupboard with wash hand basin, WC and porcelain tiled floor.

OUTSIDE: To the front there is parking for two cars and a gravelled path to the front door.

REAR GARDEN: Enclosed garden with a patio area adjacent to the house with retaining walls. Steps lead up to an area of lawn and a large decked seating area to the rear.

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.

