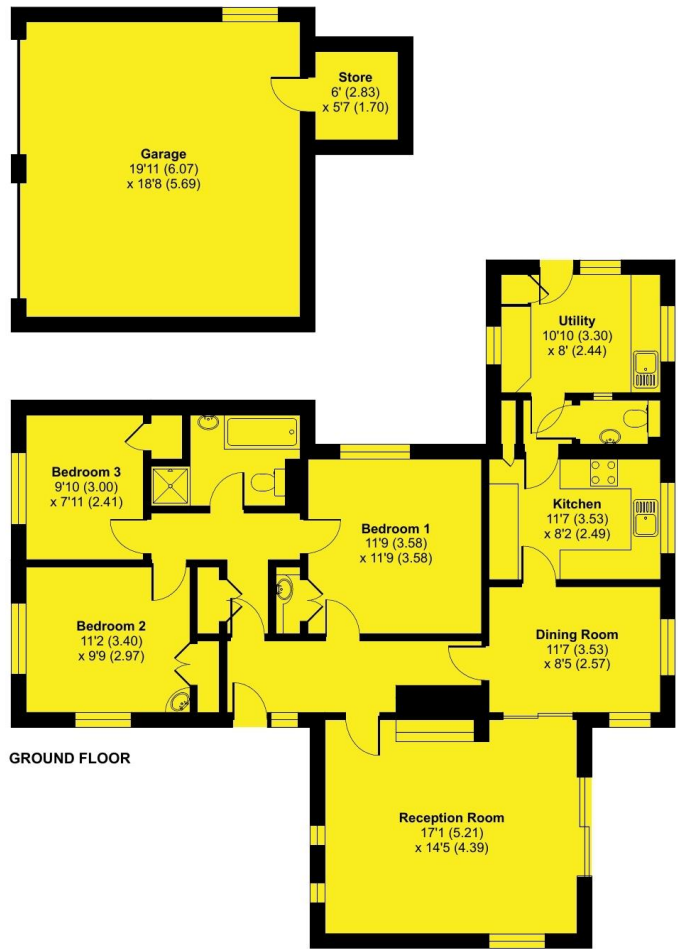




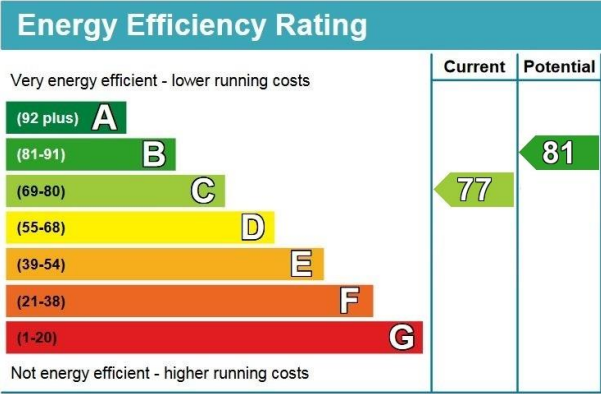
London Road, Andover, SP10

Approximate Area = 1189 sq ft / 110.4 sq m
Garage = 413 sq ft / 38.3 sq m
Total = 1602 sq ft / 148.8 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Austin Hawk Ltd. REF: 926092



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.



London Road, Andover Guide Price £475,000 Freehold

- Triple Aspect Sitting Room
- Dining Room
- 3 Bedrooms
- Double Garage
- Expansive Gardens
- Kitchen
- Utility Room
- Family Bathroom
- Driveway Parking
- Close to Amenities



A rare opportunity to acquire a unique detached bungalow located in an established residential area which is not only close to primary and secondary schools, a local convenience store, public house and a supermarket, but also within a short distance of the town centre as well as the historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. Ladies Walk itself provides a vista from the rear of the property beyond the expansive rear garden which forms part of a plot approaching half an acre. The property is being sold with no onward chain.

One unique aspect with this property is that, although essentially a bungalow with accommodation occupying one ground floor, a double garage, with automatic up and over doors, power, lighting and an internal tap is located at the front of the property but on a lower level. There is also an internal storeroom to the rear of the garage. Driveway parking in front of the garage offers space enough for up to eight vehicles within an attractive front garden with mature hedging and lawns. A path to one side of the property leads from the front garden and provides access to the rear of the property whilst a separate pathway leads up to the front door and into an entrance hallway with original timber flooring. A triple aspect sitting room accessed from the hallway gives its own access to the rear of the property via patio doors along with separate access to a dual aspect dining room. The kitchen is located centrally at the rear of the property and flows from the dining room, with views to the rear. That flow continues into a good-sized utility room with external access to the side and rear of the property along with a door to a cloakroom.

The three bedrooms and all accessed from the entrance hallway with the master having a side aspect and an unusual but very practical vanity sink housed within a built-in double cupboard. Bedrooms two and three are both located at the front of the property with bedroom two, a dual aspect double including a vanity sink plus, a built-in wardrobe cupboard. The family bathroom includes a panelled bath, a double shower cubicle, WC, pedestal hand wash basin and two heated towel rails.

The sizeable rear garden is a real feature, particularly with the unbroken views to Ladies Walk. The garden is mainly laid to lawn with a patio area adjacent to the rear of the property and includes a garden shed and greenhouse with power.

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.

