

Honeysuckle, Mead Road, Andover, Hampshire SP10

Approximate Gross Internal Floor Area = 120.7 sq m / 1299 sq ft
 Approximate Garage Internal Floor Area = 13.6 sq m / 147 sq ft
 Approximate Total Internal Floor Area = 134.3 sq m / 1446 sq ft



This floor 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, window 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.



Mead Road, Andover

Guide Price £525,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- No Onward Chain
- Living Room
- Dining Room
- Two Additional Bedrooms
- Enclosed Rear Garden
- Entrance Hallway
- Kitchen
- Ground Floor Bedroom
- Bathroom
- Garage & Driveway Parking

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:

This detached bungalow is situated on a quiet road in a sought-after location, close to Rooksbury Mill Nature Reserve, and is offered for sale with no onward chain. The accommodation comprises a welcoming hallway, spacious living room featuring a fireplace with wood-burning stove, dining room, and a fully fitted shaker-style kitchen. There is also a ground floor bedroom with an open fire, along with a cloakroom. To the first floor are two further bedrooms and a beautifully appointed family bathroom. Externally, the property benefits from driveway parking for two cars, an attached garage with side and rear access, and an attractive, mature rear garden.

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 leading into:

ENTRANCE HALL:

A welcoming entrance with stairs leading to the first floor with an understairs storage cupboard for coats and shoes. Doors to:

LIVING ROOM:

A generously proportioned room, extended by the current owners to create an impressive living space. Large French doors open onto the rear garden, while a feature skylight allows an abundance of natural light to flow through. The room also benefits from an attractive fireplace with oak surround and slate hearth, housing a wood burner.

DINING ROOM:

Window to front.

KITCHEN:

Window to the rear elevation with a back door to the side providing access to the garage and rear garden. The kitchen is fitted with a range of shaker-style tall, eye and base level units and drawers, complemented by worktops with tiled splashbacks. There is an inset induction hob, eye-level integrated double oven, and integrated dishwasher, along with an inset composite sink and drainer. Additional space is provided for a washing machine, tumble dryer, and fridge/freezer.

BEDROOM THREE:

Window to front and side. Feature open fireplace.

CLOAKROOM:

Window to side. WC within a concealed unit with wash hand basin. Underfloor heating.

LANDING :

Dormer window to the front. Door to eaves storage and loft access. Fitted storage/airing cupboard which also houses the boiler. Doors to:

BEDROOM ONE:

Dual aspect with window to the side and dormer window to the rear. Fitted wardrobe cupboards and drawer units.

BEDROOM TWO:

Dormer window to the rear. Fitted wardrobes cupboards. Fully enclosed shower cubicle.

BATHROOM:

Window to the rear elevation. A stunning bathroom featuring a roll-top bath with floor-mounted mixer tap and shower attachment. There is also a traditional-style hand wash basin, WC, and heated towel rail. The room is part-tiled.

OUTSIDE:

To the front of the property is a block-paved driveway providing parking for two vehicles, complete with external power socket and lighting, together with a garage fitted with an up-and-over door and benefiting from full power and lighting. The remainder of the frontage is laid to a well-maintained lawn with mature shrub borders.

REAR GARDEN:

A fully enclosed garden featuring a patio area directly accessed from the living room, which extends along the side of the property. To the rear of the garden is a further seating area, ideal for outdoor entertaining. The remainder of the garden is mainly laid to lawn with attractive sleeper-edged borders, mature planting, and shrubs. There is also a useful garden shed.

TENURE & SERVICES:

Freehold. Mains gas, electricity, water and drainage 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.

