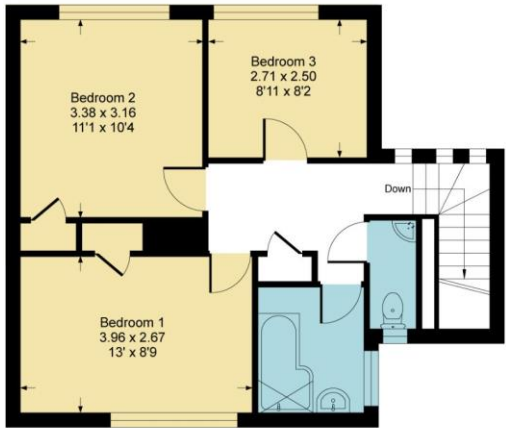
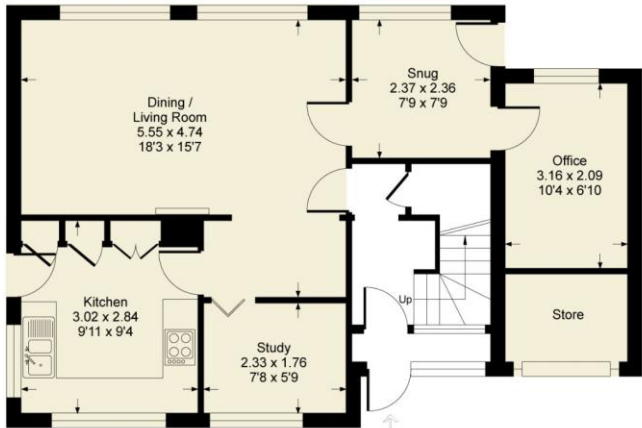


Blendon Drive, SP10  
Approximate Gross Internal Area = 109.9 sq m / 1182 sq ft

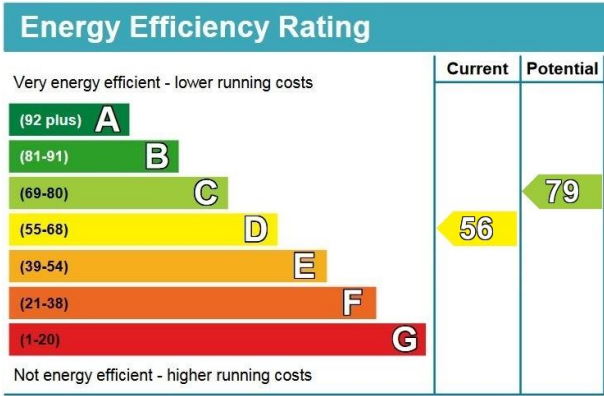


First Floor



Ground Floor

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



Blendon Drive, Andover

Guide Price £450,000 Freehold

- Kitchen
  - Modern Office & Storeroom
  - Three Bedrooms
  - Generous Driveway Parking
  - Walking Distance to Schools
- Living/Dining Room
  - Study & Separate Snug
  - Bathroom & WC
  - 75ft Landscaped Garden
  - Walking Distance to Railway Station

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.





Located in a quiet, established and very popular residential area, this well-presented, three-bedroomed, link-detached family home has been significantly updated and enhanced by the current owners throughout. The property benefits from an excellent location within walking distance of numerous amenities, including Andover's mainline railway station and, in particular, the "Outstanding" rated Portway Infant School and "Good" rated Portway Juniors and Harroway, which offers secondary education. The accommodation comprises a ground floor with excellent reception space with an entrance hallway, a good-sized living/dining room, a kitchen, a study, a separate snug plus a modern garage conversion to provide further office space along with a storeroom utilising the front of the original garage. The first floor comprises two double bedrooms along with a very good-sized single and a bathroom with a separate WC. Outside there is generous driveway parking at the front of the property that can easily accommodate three vehicles without blocking, with space for a fourth if required. To the rear is a generous, fully landscaped enclosed garden stretching back 75 feet.

The property frontage is set aside for modern block-paved driveway parking bordered by mature hedging to the front. There is gated side access to the rear garden with the front door of the property alongside the original garage and access to the storeroom. A feature of the ground floor, immediately apparent in the entrance hallway, is the original parquet flooring which flows through into the living/dining room, a generous space with views over the rear garden. Adjoining the dining space is the snug, which has external access to the rear garden and an internal door into the recently converted garage, now a modern office space with full insulation and underfloor heating. Occupying the front of the ground floor is the study and the kitchen with an open-plan flow from the living/dining room.

Stairs lead up from the entrance hallway to the first floor with a very good-sized front-aspect double and a good-sized rear aspect double, both with built-in wardrobe storage. The third bedroom is a good-sized single with a window to the rear. The bathroom has a window to the front and includes a panelled shower bath with an Aqualisa shower system. A separate WC is located next door to the bathroom. The rear garden is another major positive that this property offers, fully landscaped by the current owners and of excellent size. The garden is a practical outdoor space with a large patio seating area adjacent to and spanning the rear of the property. The remainder of the rear garden has a turfed lawn with retaining sleepers to the side and the rear, forming attractive mature flower and shrub borders. An additional patio seating area occupies the rear of the garden space.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and a leisure centre. The mainline railway station, just a 15-minute walk away from the property, 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. The property itself can be found on Blendon Drive, with the location close to many local amenities, all within short walking distance, including convenience stores, various fast food outlets, public houses, a supermarket, a petrol station, a country store and a renowned family-run bakery, along with an award-winning fish and chip shop. Andover's hospital is also within walking distance, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park.

