



20 Clarendon Avenue, Andover, SP10 2LX
Asking Price £410,000



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PROPERTY DESCRIPTION BY Mr Nick King

This attractive semi-detached family home offers a wonderful balance of character, space and practicality, occupying a generous plot with ample driveway parking and a beautifully maintained rear garden.

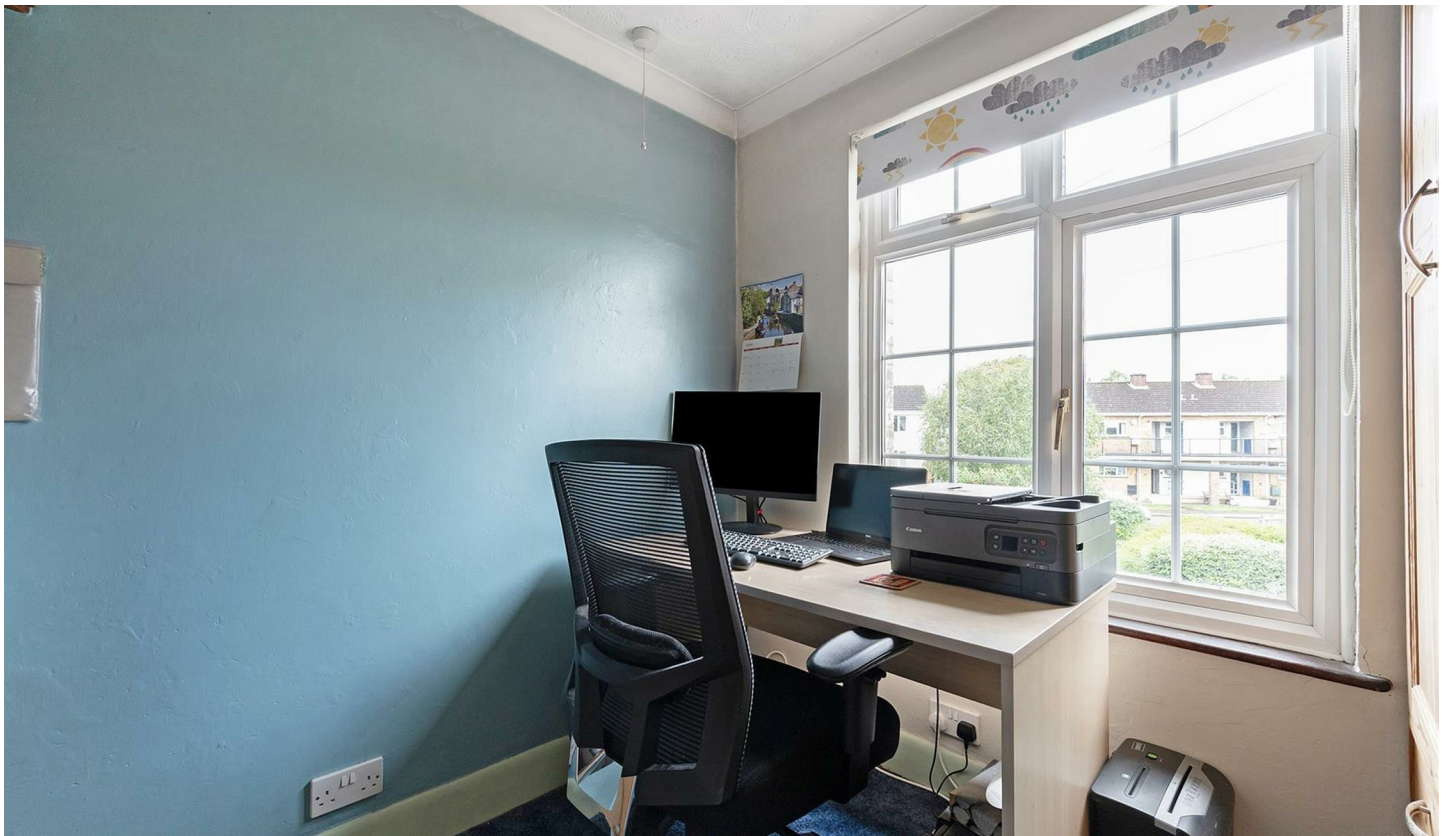
Upon entering, you are welcomed by a charming entrance hall, enhanced by attractive stained-glass windows to the front elevation which add character and kerb appeal. The ground floor provides versatile accommodation, including a spacious sitting/family room ideal for both relaxing and entertaining, alongside a separate dining room that offers the perfect setting for family meals and special occasions. To the rear, the kitchen is well-appointed with a range of units and worktop space, complemented by a useful utility area and convenient downstairs cloakroom.

The first floor continues to impress with three well-proportioned bedrooms, all enjoying good natural light and served by a family bathroom. The layout provides comfortable accommodation for families, professionals or those seeking additional space to work from home.

Externally, the property enjoys excellent frontage with a generous driveway providing ample off-road parking. The rear garden has been thoughtfully arranged with a patio area adjoining the house, creating an ideal space for outdoor dining and entertaining. Beyond this lies a well-maintained lawn, bordered by mature planting, while two useful sheds are positioned at the rear of the garden, providing excellent storage and practicality.

Combining attractive character features, generous living accommodation and a delightful garden, this is a superb home ideally suited to modern family living.

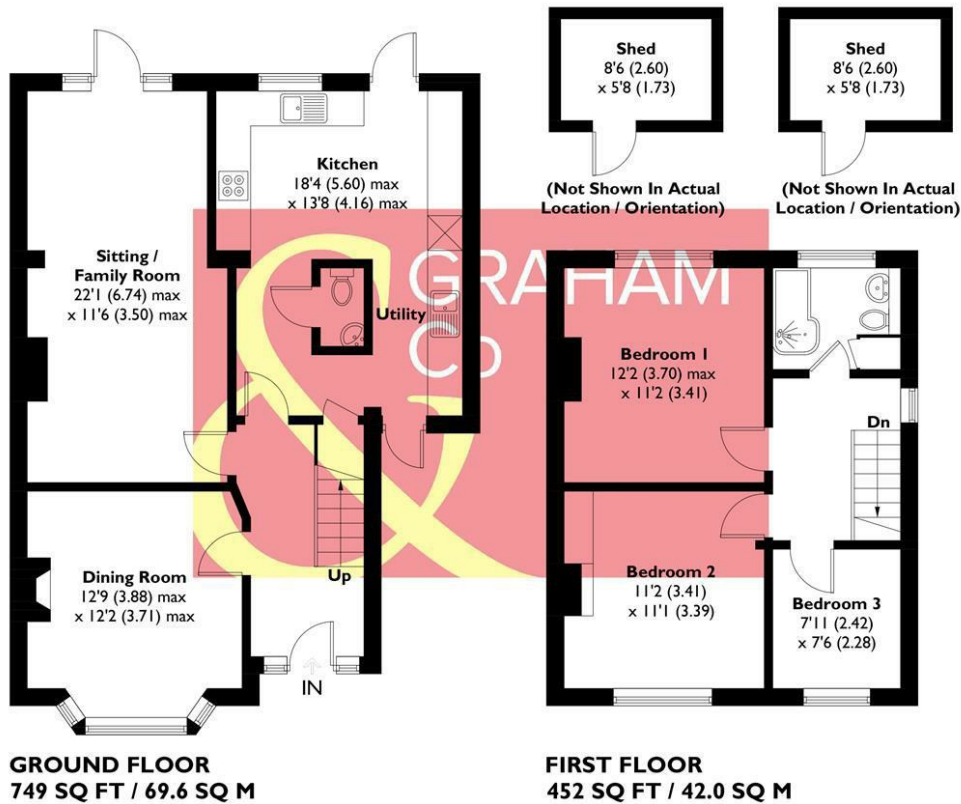




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1201 SQ FT / 111.6 SQ M
SHEDS = 98 SQ FT / 9.1 SQ M
TOTAL = 1299 SQ FT / 120.7 SQ M



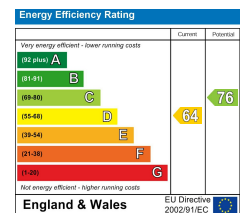
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1310721)
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