

Woolwich Way, SP11
 Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft
 Approximate Garage Internal Area = 15.7 sq m / 170 sq ft
 Approximate Total Internal Area = 129.3 sq m / 1392 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



Woolwich Way, Andover

Guide Price £380,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

- Entrance Hallway
- Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Landscaped Rear Garden

- Kitchen/Breakfast Room
- Living/Dining Room
- Two Further Double Bedrooms
- Garage & Allocated Parking
- Close to Amenities & Open Countryside

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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Beautifully presented throughout, this spacious, three-double-bedroomed semi-detached town house is located on the edge of the popular Augusta Park development, to the north of Andover. The property benefits from a number of recent upgrades along with tasteful re-decoration throughout, plus a garage and allocated parking. The accommodation is arranged over three floors with a light and airy theme throughout; every room features a dual-aspect, thanks to the corner plot that the property occupies. The ground floor comprises an entrance hallway, a kitchen/breakfast room, a cloakroom and a living/dining room. The second floor includes two double bedrooms along with a family bathroom, whilst the second floor is home to a spacious master bedroom suite which includes a walk-in wardrobe and ensuite shower room. Outside to the rear, there is a practical, low-maintenance, landscaped garden with gated access to the garage and allocated parking.

The property occupies a plot on the corner of Woolwich Way and its junction with East Anton Farm Road with a small mature front garden bordered by wrought iron fencing and mature box hedging. A path leads to the front door, under a canopy porch which opens into the entrance hallway, complete with built-in storage. Luxury vinyl flooring flows from the hallway into the kitchen/breakfast room, where that light and airy theme is firstly apparent. The kitchen includes worksurfaces with matching upstands, contrasted by subway tiled splashbacks, along with an integrated fridge/freezer and dishwasher, plus space and plumbing for a washing machine and a gas hob with an oven/grill below. The remainder of the ground floor then includes a uniquely and attractively decorated cloakroom as well as the living/dining room, which is of good size and, via French doors, provides access to the rear garden.

The second floor provides two dual-aspect double bedrooms, the smaller of which is currently used as an office, whilst the larger, of particularly good size, features wall-to-wall fitted wardrobe storage. Both of these first-floor bedrooms are serviced by the family bathroom, enhanced to a high standard by the current owners. The first-floor landing follows the light and airy theme with a window to the front before stairs lead up to the second floor and the master bedroom suite. An impressive, relaxing master bedroom has its own abundance of natural light, reflecting from clean and neutral decor with two Velux windows to one side and a larger window to the front. Built-in storage is plentiful with a large walk-in wardrobe plus two separate built-in double wardrobes. The adjoining ensuite shower room is another example of the impressive finish seen throughout this property; fully tiled throughout with a double shower enclosure, WC, bespoke vanity hand wash basin and a heated towel rail.

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. Augusta Park can be found on the northern side of Andover with Woolwich Way located off East Anton Farm Road near the northern edge of the development. Augusta Park boasts many local amenities, including schools, a nursery, a Co-Op convenience store, fast-food outlets and East Anton sportsground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby and the development borders open countryside with the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office, both a short distance away.

