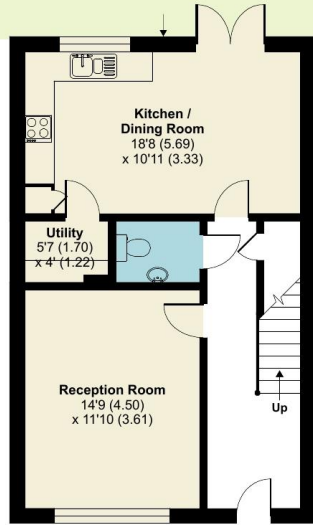
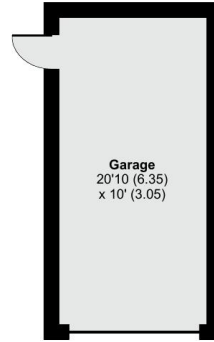
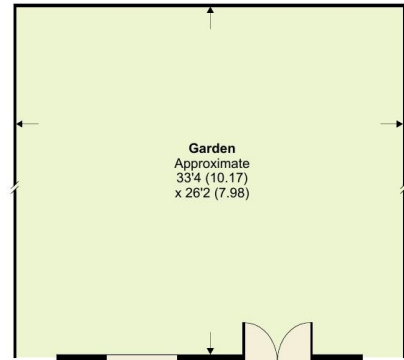
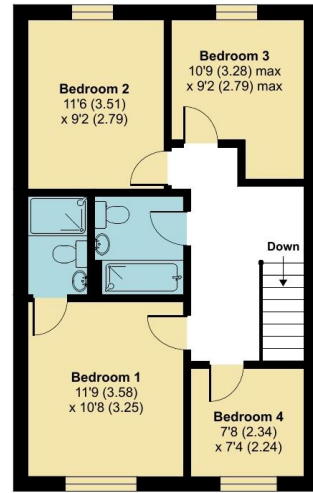


**Alder Road, Andover, SP11**

Approximate Area = 1156 sq ft / 107.4 sq m  
 Garage = 208 sq ft / 19.3 sq m  
 Total = 1364 sq ft / 127.7 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

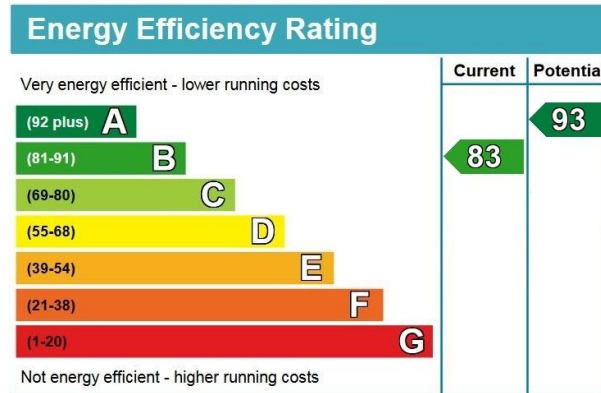


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 1047805



**Alder Road, Andover**

**Guide Price £477,000 Freehold**



- Hallway
- Living Room
- Master Bedroom Suite
- Bathroom
- Garage with Cabin

- Cloakroom
- Kitchen/Dining Room
- 3 Further Bedrooms
- Driveway Parking
- Enclosed Garden

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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**DESCRIPTION:**

This detached house, offered for sale with the remainder of a 10 year NHBC, is located on the edge of the popular Augusta Park development close to the playing fields and enjoying a pleasant outlook to the front over a green area. The accommodation comprises hallway, cloakroom, sitting room, kitchen/dining room with walk-in larder/utility cupboard, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is driveway parking leading to a garage, which houses a wooden cabin with power, and an enclosed garden to the rear with a covered seating area.

**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:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor with understairs cupboard and doors to:

**CLOAKROOM:**

WC and wash hand basin.

**LIVING ROOM:**

Window to front.

**KITCHEN/DINING ROOM:**

Window to rear and French doors to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Cupboard with wall mounted boiler (new Feb 2026 with 10-year warranty) and walk-in larder/utility cupboard with eye and base level cupboards, work surface, space and plumbing for washing machine.

**FIRST FLOOR LANDING:**

Spacious landing with loft access and doors to:

**MASTER BEDROOM:**

Window to front with views over a green area and door to:

**ENSUITE SHOWER ROOM:**

Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BEDROOM 4:**

Window to front with a view over a green area.

**BATHROOM:**

Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn with shrubs and a path to the front door. A driveway at the side offers parking and access to:

**GARAGE:**

Single garage with up and over door and personal door to garden. The front of the garage is currently used traditionally, with the rear of the garage housing a wooden cabin with power which can be used as a home office. The cabin can be easily dismantled if preferred, which would then return the garage to its original specification.

**REAR GARDEN:**

Fully enclosed with brick wall and fencing and gated access to the driveway. Mainly laid to lawn with a covered seating area to the rear and a shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge as with most modern housing developments.

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

