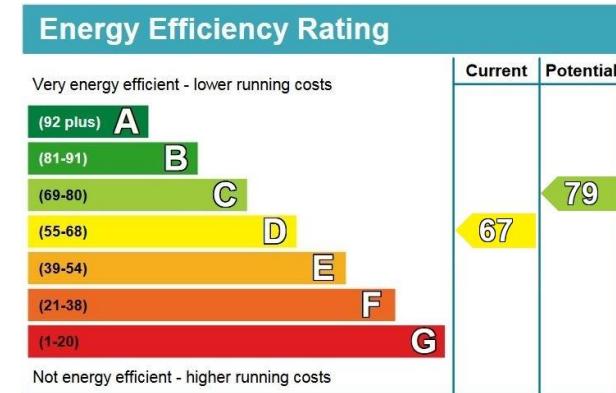


Highbury Road, SP11
 Approximate Gross Internal Area = 187.3 sq m / 2017 sq ft
 Approximate Garage Internal Area = 38 sq m / 410 sq ft
 Approximate Total Internal Area = 225.3 sq m / 2427 sq ft



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



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.



Highbury Road, Anna Valley

Guide Price £599,950 Freehold

- **Entrance Hall**
- **Living Room**
- **Master Bedroom Suite**
- **2 Shower Rooms**
- **Mature Gardens**

- **Kitchen/Dining Room**
- **Utility Room**
- **3 Further Double Bedrooms**
- **Driveway Parking & Double Garage**
- **No Onward Chain**

DESCRIPTION: Offered for sale with no onward chain, this detached chalet style house is located in a quiet cul-de-sac within the heart of the sought after village of Anna Valley. The spacious accommodation offers flexible living space comprising entrance hall, living room, kitchen/dining room, utility room, two ground floor bedrooms with a shower room and two first floor bedrooms - one with an ensuite shower room and walk in wardrobe - and a further shower room. Outside there is generous driveway parking, a double garage and mature gardens.

LOCATION: The village of Anna Valley lies just to the south of Andover. The neighbouring villages of Upper/Goodworth Clatford and Abbotts Ann, provide further amenities including public houses, well regarded village schools and local churches. Andover offers a range of shopping, educational and recreational facilities including a college of further education, two golf courses, a theatre, cinema and leisure centre. The mainline railway station runs a direct line 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 to:

ENTRANCE HALL: Window to side. Stairs to first floor, double utility cupboard with space and plumbing for washing machine, solid wood flooring and doors to:

LIVING ROOM: Patio doors to rear garden and glazed double doors to:

KITCHEN/DINING ROOM: Window to side. Range of eye and base level cupboards and drawers with peninsular bar and work surfaces over with inset stainless steel sink with drainer. Rangemaster cooker with five burner gas hob and extractor over. Integral dishwasher, cupboard with wall mounted boiler and open access to DINING AREA with patio doors to the garden.

UTILITY ROOM: Window to side. Eye and base level cupboards and drawers with work surface and space for appliances.

BEDROOM 3: Box bay window to front.

BEDROOM 4: Box bay window to front.

SHOWER ROOM: Window to side. Shower cubicle, wash hand basin, bidet, WC and heated towel rail.

FIRST FLOOR LANDING: Velux window to side and doors to:

MASTER BEDROOM: Window to rear and Velux window to side. Walk-in wardrobe with eaves storage and door to:

ENSUITE SHOWER ROOM: Velux window to side. Shower cubicle, wash hand basin, WC, heated towel rail and eaves storage.

BEDROOM 2: Window to front. Loft access and eaves storage.

SHOWER ROOM: Window to side. Shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a gravel driveway offering generous parking and gated access at one side to the rear garden.

REAR GARDEN: There is a patio area adjacent to the house leading to an area of mature shrubs, trees, flowers and two greenhouses. There is further parking accessed via a track to the side and a DOUBLE GARAGE with an electric roller door, power light and water.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity 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.

