

Montgomery Road, SP11

Approximate Gross Internal Area = 127.4 sq m / 1372 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 145.4 sq m / 1566 sq ft

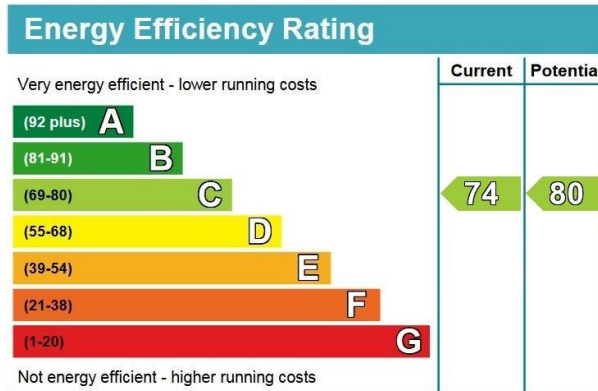


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Montgomery Road, Enham Alamein

Guide Price £430,000 Freehold



- Hallway
- Kitchen
- Dining Room
- 3 Further Bedrooms
- Garage & Parking

- Cloakroom
- Living Room
- Master Bedroom Suite
- Bathroom
- Attractive 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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DESCRIPTION: This semi-detached house, which has been extended by the current owners, is located on the edge of the popular Enham Chase. The well presented accommodation is arranged on three floors and comprises hallway, cloakroom, kitchen, living room, dining room, a first floor master bedroom with an ensuite shower room, two further first floor bedrooms and a bathroom whilst to the second floor there is a large, double aspect, bedroom with eaves storage. Outside there is a garage located to the side with two parking spaces to the front and an attractive garden to the rear with an ornamental palm tree.

LOCATION: The village of Enham Alamein benefits from having its own village shop, supplying locally sourced goods and includes a Post Office. There is also a charity shop with a cafe, set amongst a two-hundred year-old walled garden. Local country pubs can be found a short distance away in various directions, whilst various public footpaths and byways offer access to open countryside, right on the doorstep of the property. Andover's town centre provides shopping, leisure and health facilities, with the mainline railway station giving London bound commuters with an hour's journey into Waterloo along with the nearby A303 and A34 providing excellent road links in all directions. Enham Alamein is on a bus route that links both Andover and Newbury, while Andover's town centre can be reached within 20 minutes via dedicated countryside cycle routes.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor, storage cupboard and doors to:

CLOAKROOM: Window to front. Vanity cupboard with wash hand basin, WC with concealed cistern and heated towel rail.

KITCHEN: Windows to front. Range of eye and base level cupboards and drawers with inset ceramic sink and drainer. Inset induction hob with extractor over and oven below. Integral dishwasher, microwave and bin storage. Space and plumbing for washing machine, space for fridge/freezer, breakfast bar and cupboard with wall mounted boiler.

LIVING ROOM: Understairs storage cupboard. Chimney breast with dual fireplace housing contemporary gas fire and steps either side down to:

DINING ROOM: Double aspect with French doors to the garden.

FIRST FLOOR LANDING: Stairs to second floor. Airing cupboard with hot water tank and doors to:

BEDROOM 1: Windows to front. Range of fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to front. Shower cubicle, vanity cupboard with wash hand basin WC with concealed cistern and heated towel rail.

BEDROOM 3: Window to rear.

BEDROOM 4: Window to rear.

BATHROOM: Panelled bath with shower attachment, vanity cupboard with wash hand basin and WC with concealed cistern.

SECOND FLOOR LANDING: Shelved storage cupboard and door to:

BEDROOM 2: Window to front and Velux windows to rear. Eaves storage cupboards.

OUTSIDE: To the front there is an area of gravel with a path to the front door and gated side access to the rear garden.

GARAGE: Single garage located to the side with two parking spaces to the front.

REAR GARDEN: Patio area adjacent to the house with an outside tap and an ornamental palm tree. Steps lead down to an area of artificial lawn.

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.

