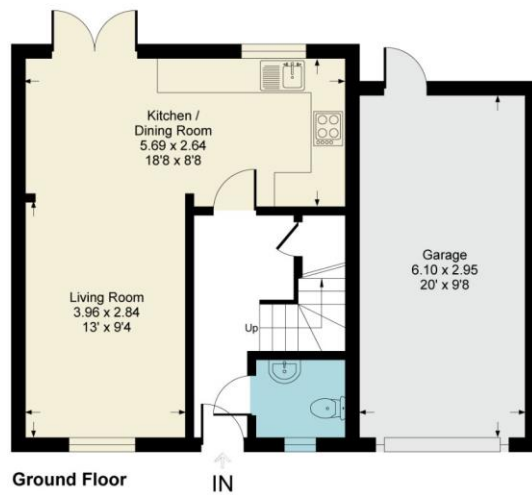
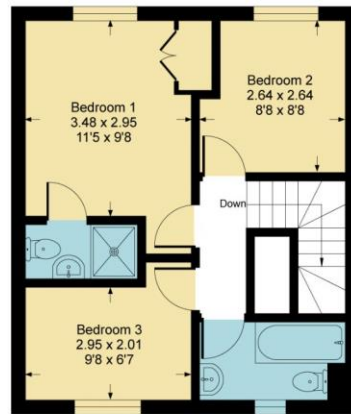


Quicksilver Way, SP11

Approximate Gross Internal Area = 77.4 sq m / 834 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 95.5 sq m / 1028 sq ft

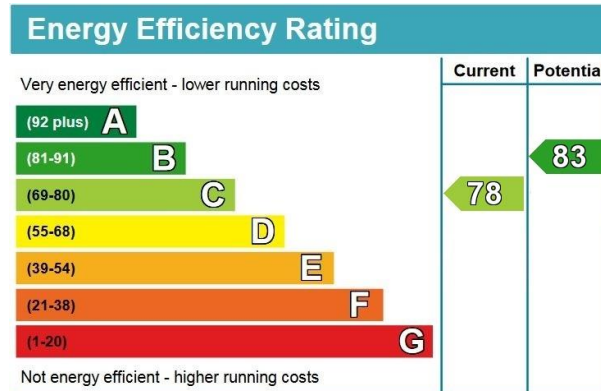


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Quicksilver Way, Andover

Guide Price £320,000 Freehold



- Entrance Hall
- Living Room
- Master Bedroom Suite
- Bathroom
- Garage

- Cloakroom
- Kitchen/Dining Room
- 2 Further Bedrooms
- Driveway Parking
- Secluded 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:

Offered for sale with no onward chain, this semi-detached house is located in a courtyard setting in the heart of the Picket Twenty development close to local amenities and countryside walks. The accommodation comprises entrance hall with stairs to the first floor, a cloakroom, a kitchen/dining room with French doors to the garden and an open aspect into a living room, a master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking leading to a garage and a fairly secluded garden to the rear with a pergola.

LOCATION:

The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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:

ENTRANCE HALL:

Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM:

Window to front. WC and wash hand basin.

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Integral ceramic hob with extractor over and double oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard with wall mounted boiler. Open access to **DINING AREA** with French doors to the garden and open access to:

LIVING ROOM:

Window to front.

FIRST FLOOR LANDING:

Loft access, airing cupboard with hot water tank and doors to:

MASTER BEDROOM:

Window to rear. Fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM:

Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to rear.

BEDROOM 3:

Window to front.

BATHROOM:

Window to front. Panelled bath, wash hand basin and WC.

OUTSIDE:

To the front there is an area of slate shingle with a path to the front door. A driveway to the side offers parking and gated access to the rear garden.

GARAGE:

Single attached garage with up and over door, power, light and a rear door to the garden.

REAR GARDEN:

Fairly secluded garden with an L shaped patio area adjacent to the house with a pergola, external power socket, lighting and outside tap. The remainder is laid to lawn with shrub borders.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas fired zoned heating to radiators. Please note there may be an estate charge.

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.

