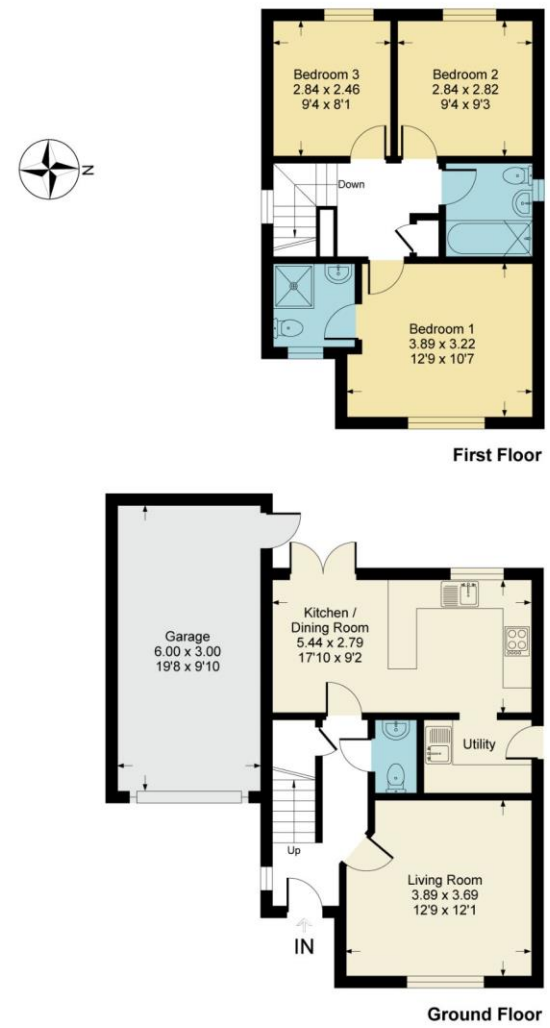


**Halter Way, SP11**  
Approximate Gross Internal Area = 86 sq m / 926 sq ft  
Approximate Garage Internal Area = 18 sq m / 194 sq ft  
Approximate Total Internal Area = 104 sq m / 1120 sq ft

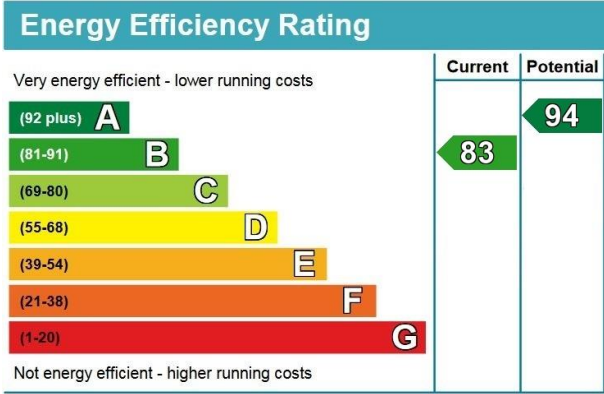


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Halter Way, Andover

Guide Price £410,000 Freehold



- Entrance Hall
  - Cloakroom
  - Utility Room
  - 2 Further Bedrooms
  - Driveway & Garage
- Living Room
  - Kitchen/Diner
  - Master Bedroom Suite
  - Bathroom
  - Landscaped 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.





**DESCRIPTION:** Located in a small cul-de-sac on the edge of the Picket Twenty development, this detached house is offered for sale with the remainder of a 10 year NHBC. The well planned accommodation has been improved by the current owner and comprises entrance hall with stairs to the first floor, a living room, cloakroom, spacious kitchen/dining room with French doors to the garden, a utility room, master bedroom with ensuite shower room, two further bedrooms and a modern bathroom. To the front there is driveway parking leading to a garage whilst a particular feature of the property is the good sized garden which has been landscaped with a patio and BBQ area.

**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:** Front door into:

**ENTRANCE HALL:** Window to side. Stairs to first floor with understairs cupboard and doors to:

**LIVING ROOM:** Window to front with plantation blinds and decorative panelled walls.

**CLOAKROOM:** 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. Inset gas hob with extractor over and oven below. Space for fridge/freezer, integral wine fridge and open access to **DINING AREA** with French doors to the garden and a decorative panelled wall.

**UTILITY ROOM:** Side door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space and plumbing for washing machine and dishwasher and cupboard with wall mounted combi boiler.

**FIRST FLOOR LANDING:** Window to side. Loft access and shelved storage cupboard with hanging rail. Doors to:

**MASTER BEDROOM:** Window to front with plantation blinds and door to:

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

**BEDROOM 2:** Window to rear.

**BEDROOM 3:** Window to rear. Currently used as an office.

**BATHROOM:** Window to side. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:** To the front there is an area of shrubs, a path to the front door and gated side access to the rear garden. A driveway offers parking and access to:

**GARAGE:** Single garage with up and over door, power, light, a rear door to the garden and an electric vehicle charging point to the front.

**REAR GARDEN:** Good sized and fully enclosed garden which has been landscaped with an extended patio adjacent to the house with a BBQ area. The remainder is laid to lawn with shrubs and a gravelled seating area.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is an additional 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.

