



77 Halter Way, Andover, SP11 6XL
Guide Price £325,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented three-bedroom townhouse offers bright, modern living across three thoughtfully designed floors. With its smart layout, quality finishes, and versatile spaces, it's a fantastic option for families, professionals, or anyone seeking a well-balanced and low-maintenance home.

The ground floor welcomes you with an inviting entrance hall, complete with a useful cloakroom and access to a generous open-plan kitchen and sitting room. This space is the true heart of the home—ideal for both everyday living and entertaining. The kitchen features sleek cabinetry, integrated appliances, and ample worktop space, while the sitting area flows effortlessly to the garden through French doors, bringing in plenty of natural light.

On the first floor, you'll find two well-proportioned bedrooms that can serve as children's rooms, guest spaces, or work-from-home areas. A stylish family bathroom with contemporary fixtures is also located on this level.

The second floor is dedicated to a spacious principal bedroom that offers a peaceful, private retreat. With eaves storage and a bright, airy feel, this room provides both comfort and practicality.

Outside, the rear garden is primarily laid to lawn and includes a patio area—perfect for outdoor dining or relaxing. There is also allocated parking at the rear of the property, offering added convenience.

Located within reach of local schools, transport links, and everyday amenities, this is a home that combines modern living with practicality, all wrapped up in a smart and attractive package.



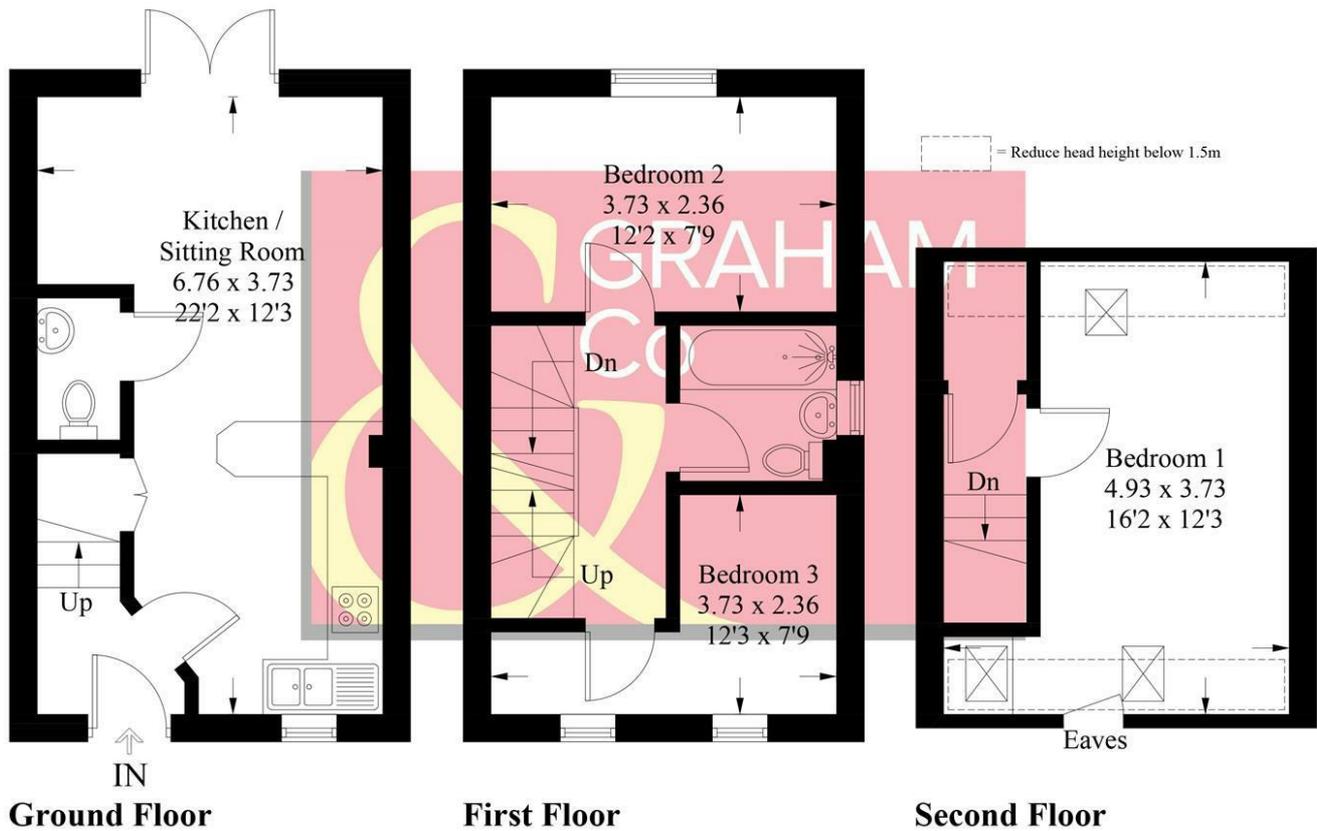


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Halter Way, SP11

Approximate Gross Internal Area = 69.5 sq m / 748 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1214592)

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C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.