



12 Ash Tree Road, Andover, SP10 3BY
Guide Price £375,000



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PROPERTY DESCRIPTION BY Mr Nick King

This attractive 1930's semi-detached home has been thoughtfully extended over time to create a practical and well-balanced layout, ideal for family living. To the ground floor, the property is entered via a welcoming entrance hall leading through to a bright sitting room positioned at the front of the house. This space flows seamlessly into the dining room at the rear, creating an open and sociable living area perfect for both everyday life and entertaining. The kitchen has been extended to the rear, providing additional workspace and storage, along with access to a useful downstairs cloakroom—adding further convenience to the ground floor layout. Upstairs, the property offers three double bedrooms, served by a modern shower room. Externally, the property enjoys a front garden with a driveway leading to the garage, which also benefits from a rear access door. The rear garden is a particular feature—mainly laid to lawn with mature hedging, established borders and beds, and complemented by a greenhouse and garden shed, making it ideal for keen gardeners or families alike. Having been a cherished home for many years, the property now presents an excellent opportunity for a new owner to move in and make it their own. Offered to the market with no forward chain, an early viewing is highly recommended.



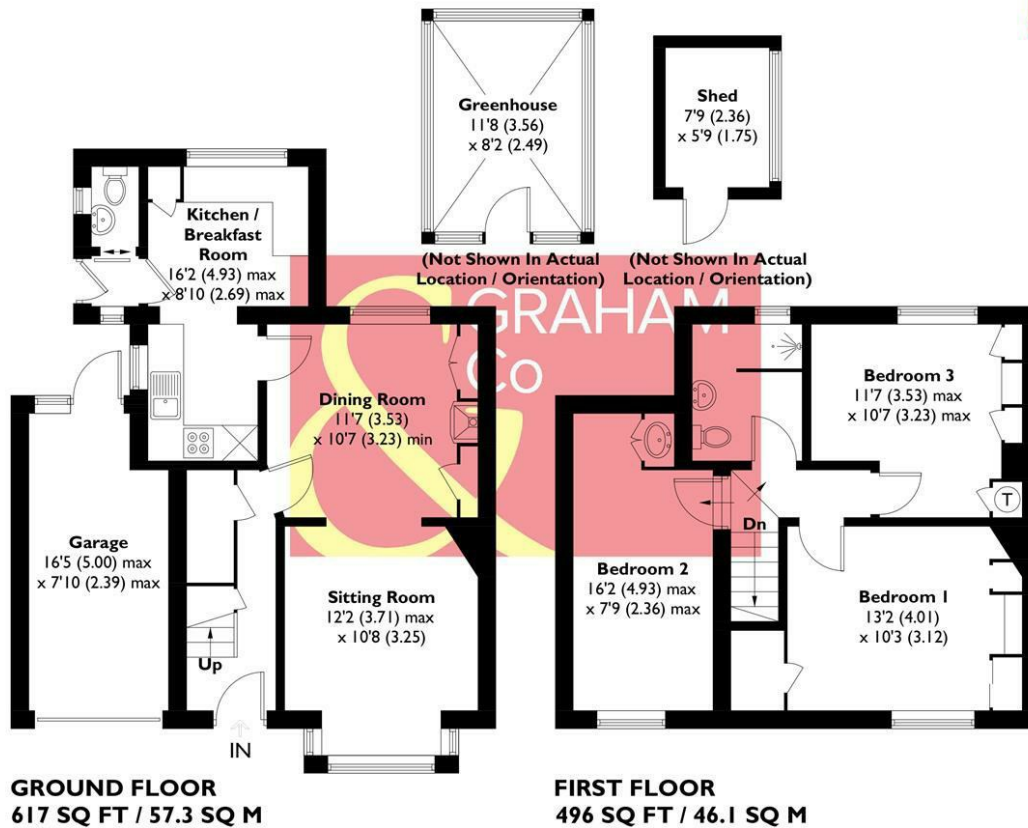


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserves all within walking distance of the town centre. The town itself boasts a lovely “market town” feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





APPROXIMATE GROSS INTERNAL AREA & GARAGE = 1113 SQ FT / 103.4 SQ M
GREENHOUSE & SHED = 140 SQ FT / 13.0 SQ M
TOTAL = 1253 SQ FT / 116.4 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1286094)
Produced for Graham & Co

MORTGAGE ADVICE

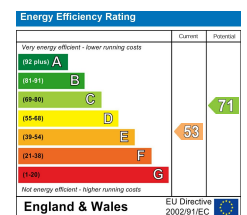
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