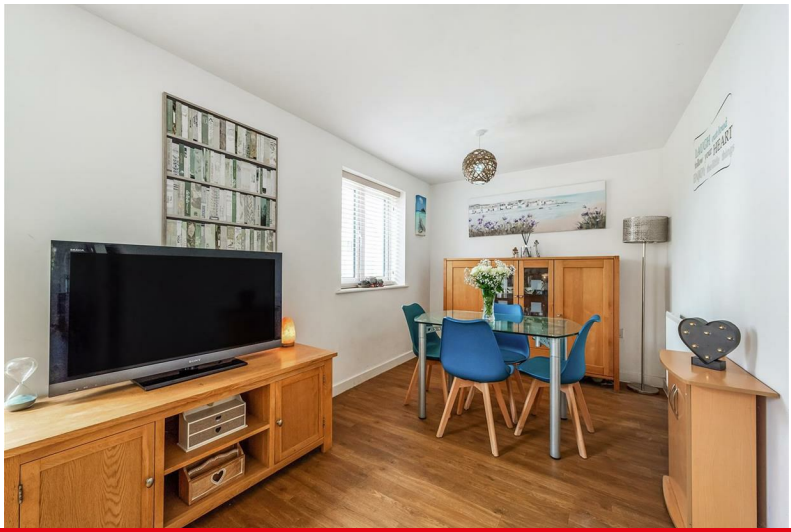
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1 Tufnell Close, Andover, SP11 6ZL
Guide Price £425,000



1 Tufnell Close, Andover,
Guide Price £425,000

PROPERTY DESCRIPTION BY Mr Wayne Turpin

A spacious four bedroom detached family home situated on the sought after Picket Twenty development on the edge of town and benefitting with accommodation over three floors. The property is offered for sale in excellent order and comprises an entrance hall with cloakroom, sitting room with dining area, fitted kitchen. To the first floor there are three bedrooms, en-suite and family bathroom with stairs leading to the second floor having the master suite with an en-suite shower room, gas central heating and double glazing. Outside a drive leads to the garage with the rear garden arranged with patio and lawn, all enclosed.





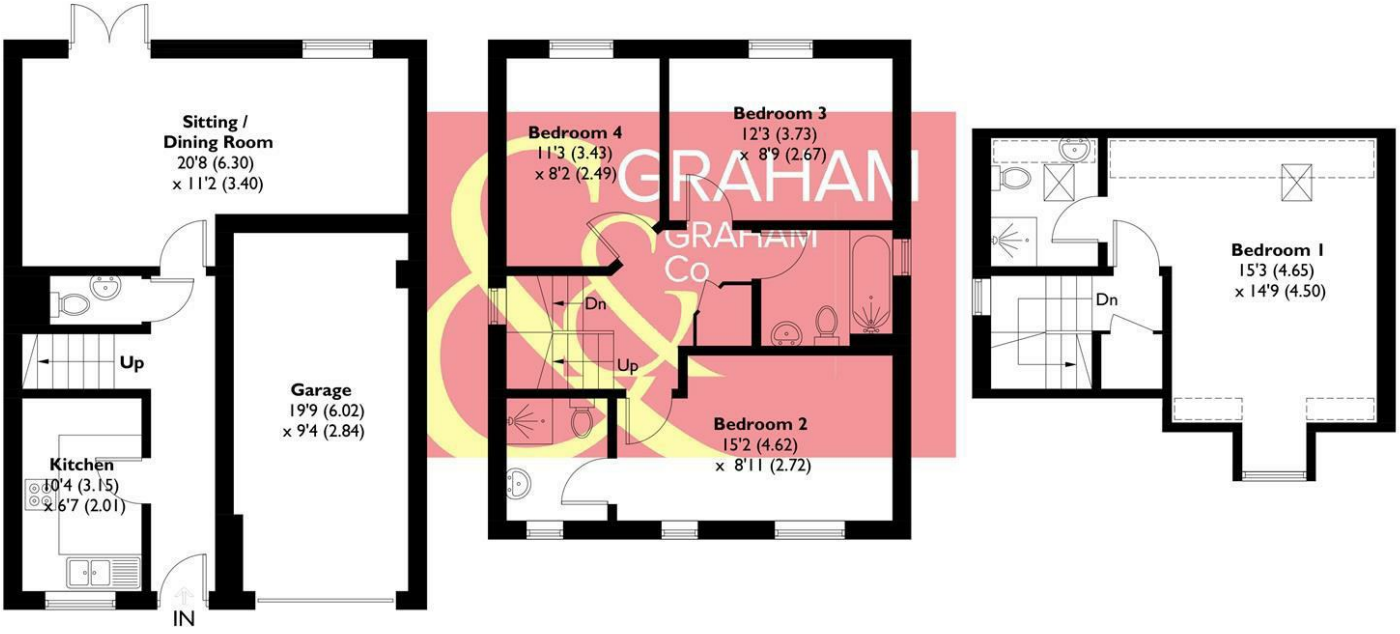


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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.



APPROXIMATE GROSS INTERNAL AREA = 1204 SQ FT / 111.9 SQ M
GARAGE = 180 SQ FT / 16.7 SQ M
TOTAL = 1384 SQ FT / 128.6 SQ M

= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
385 SQ FT / 35.8 SQ M

FIRST FLOOR
512 SQ FT / 47.6 SQ M

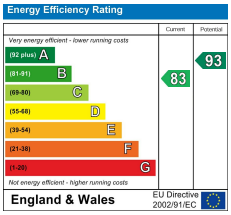
SECOND FLOOR
307 SQ FT / 28.5 SQ M

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 (ID1312553)
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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.