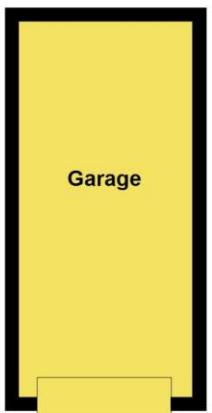
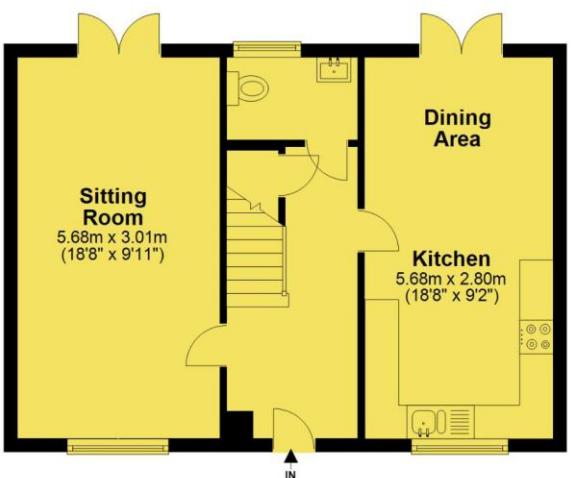


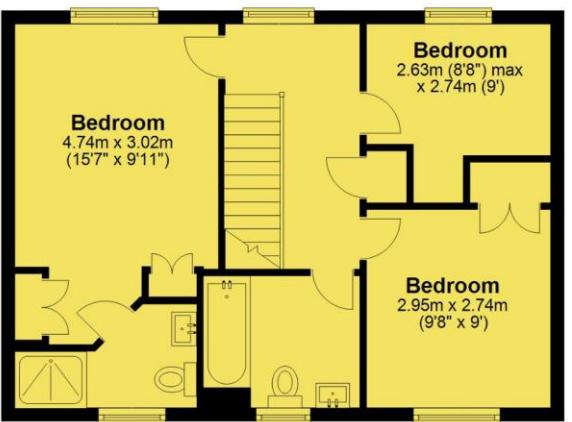
Detached Garage



Ground Floor



First Floor



Total area: approx. 105.3 sq. metres (1133.4 sq. feet)

ANDOVERS ESTAS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

	Current	Potential
	80	84

Picket Twenty Way, Andover, SP11 6UG

Guide Price £399,950 Freehold

- Hallway
- Sitting Room
- Master Bedroom Suite
- Bathroom
- Garage

- Cloakroom
- Kitchen/Diner
- 2 Further Bedrooms
- Secluded Garden
- Parking Space

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01

DESCRIPTION:

This modern, detached house is located in a cul-de-sac on the edge of the Picket Twenty Way development and enjoys an outlook to the rear over the urban park. The well presented accommodation comprises a hallway, cloakroom, sitting room, kitchen with dining area, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a secluded garden, a garage and parking space.

LOCATION:

Andover 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:

HALLWAY:

Stairs to the first floor with an understairs cupboard, Karndean flooring and doors to:

CLOAKROOM:

Window to rear. WC and wash hand basin.

SITTING ROOM:

Window to front and French doors to rear garden.

KITCHEN/DINING ROOM:

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for the washing machine, space for a tumble drier and fridge/freezer. Cupboard with wall mounted combi boiler and open access to DINING AREA built in bench and French doors to the garden.

FIRST FLOOR LANDING:

Window to rear with views over the urban park. Linen cupboard and doors to:

MASTER BEDROOM:

Window to rear with views over the urban park. Fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM:

Window to front. Shower cubicle, wash hand basin and WC.

BEDROOM 2:

Window to front and fitted wardrobe cupboard.

BEDROOM 3:

Window to rear with views over the urban park

BATHROOM:

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

OUTSIDE:

To the front there is a garage located under the adjacent coach house with a parking space to the front. Access at both sides of the property leads to:

REAR GARDEN:

The fully enclosed, **south-facing garden** enjoys a high degree of privacy, being **non-overlooked** and backing directly onto the **urban park**. A patio area adjacent to the house provides an ideal space for outdoor seating and leads onto a lawn bordered by well-stocked shrub beds, with a gravelled area to the side offering additional low-maintenance space.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note that there may be a minimal yearly 'estate charge' as with most modern housing developments.

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.

