

**Lawrence Close, SP10**  
Approximate Gross Internal Area = 114.4 sq m / 1232 sq ft

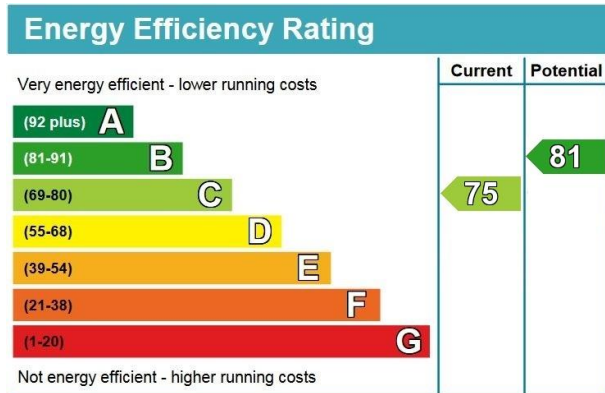


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Lawrence Close, Andover**

**Guide Price £325,000 Freehold**



- Entrance Lobby
- Kitchen
- Utility Room
- 4 Bedrooms
- Parking

- Living Room
- Conservatory/Dining Room
- Shower Room
- Bathroom
- Enclosed 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.

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**DESCRIPTION:**

This semi-detached house is located in a cul-de-sac with views to the rear over Anton Lakes. The accommodation has been extended by the current owner and comprises entrance lobby, living room with stairs to the first floor, a contemporary kitchen, conservatory/dining room, utility room, ground floor shower room and a master bedroom. To the first floor there are three further bedrooms and a bathroom. Outside there is driveway parking for two cars and a garden to the rear with a decked seating area.

**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:**

Front door into **ENTRANCE LOBBY** with coat/shoe storage and glazed door into:

**LIVING ROOM:**

Window to front. Stairs to first floor with understairs cupboard and door to:

**KITCHEN:**

Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Space for American style fridge/freezer and door to:

**CONSERVATORY/DINING ROOM:**

Double aspect with doors to the garden. Door to:

**INNER LOBBY:**

With doors to:

**UTILITY ROOM:**

(Converted from the garage). Window to front. Range of cupboards and shelving. Work surface with inset stainless steel sink with drainer and space and plumbing below for washing machine and tumble drier.

**SHOWER ROOM:**

Double shower cubicle, vanity cupboard with wash hand basin and WC.

**BEDROOM 1:**

Window to rear and French doors to the garden.

**FIRST FLOOR LANDING:**

Loft access, shelved linen cupboard and doors to:

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to rear with views over Anton Lakes.

**BEDROOM 4:**

Window to front and fitted storage cupboard.

**BATHROOM:**

Window to rear. Panelled bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is parking for several cars and a path to the front door.

**REAR GARDEN:**

Fully enclosed garden with a decked seating area adjacent to the property. A step leads down to a lower paved area and grass.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

