



42 Bishops Way, Andover, SP10 3EH  
Guide Price £569,950



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## PROPERTY DESCRIPTION BY Mr Ross Beeden

Nestled in one of Andover's most prestigious roads, this impressive detached house on Bishops Way offers a perfect blend of comfort and elegance. Spanning an expansive 1,633 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The home features three generously sized bedrooms, ensuring that family and guests alike can enjoy a restful night's sleep. There is a family bathroom as well as a wc in the master bedroom.

For those who appreciate outdoor living, the beautifully landscaped garden presents an ideal setting for summer gatherings or quiet evenings. Additionally, the property includes a garage/workshop, providing practical storage solutions and the potential for hobbies or projects.

Parking is never a concern here, as the driveway accommodates up to four vehicles, making it convenient for families or visitors. The location is particularly advantageous, being within walking distance to the train station, which offers excellent transport links for commuters or those wishing to explore the surrounding areas.

This delightful home is a rare find in Andover, combining space, style, and a prime location. It is perfect for families seeking a tranquil yet accessible lifestyle. Do not miss the opportunity to make this exceptional property your own.



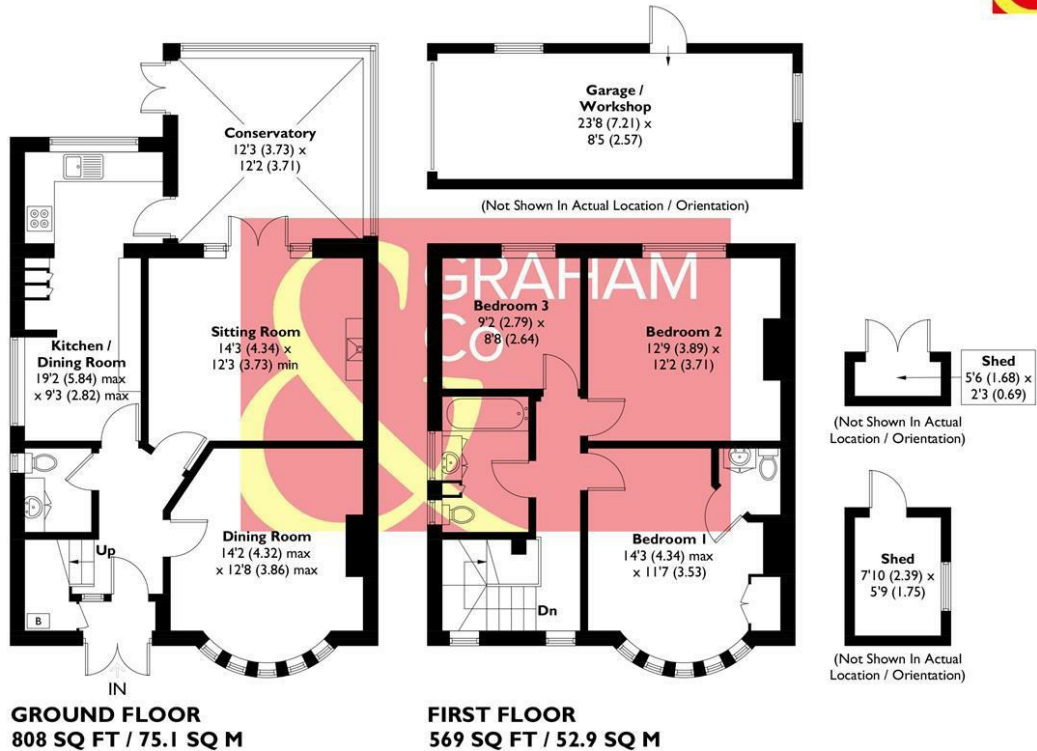


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1377 SQ FT / 128.0 SQ M**  
**OUTBUILDINGS = 256 SQ FT / 23.8 SQ M**  
**TOTAL = 1633 SQ FT / 151.8 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 (ID1272432)  
**Produced for Graham & Co**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tax Band: E**



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