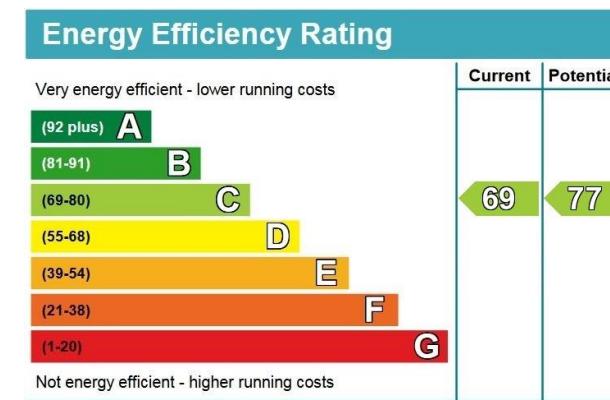




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Produced for Austin Hawk Ltd



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.



Maple Walk, Andover

Guide Price £374,950 Freehold

- **No Onward Chain**
- **Living and Dining Room**
- **Kitchen/Breakfast Room**
- **Shower Room & WC**
- **Mature Low-Maintenance Gardens**

- **Hallway**
- **Sun Room**
- **Three Bedrooms**
- **Garage & Driveway Parking**
- **Close to Amenities**

Available to the property market with No Onward Chain, this detached, three-bedrooomed bungalow is located within an established residential area on the south-western edge of Andover, close to numerous local amenities with open countryside close by. The property sits within a good-sized plot and benefits from driveway parking directly in front of a garage and offers scope for potential extension within the plot and/or conversion of the existing loft space (subject to required planning consent). The accommodation itself comprising a central hallway, a living room with an open-plan flow from a dining room, a south-facing sunroom, a kitchen/breakfast room, three bedrooms and a shower room with an adjoining WC. Outside, there are mature gardens to both front and rear with the front garden being south facing.

There is vehicular access to the rear of the property with access then to the driveway which leads to the garage. A path leads to a rear entrance lobby with access directly into the kitchen. The path then opens to a small patio area before leading to a path at the side of the property, providing access to the front garden and a raised patio area alongside the sunroom. There is also gated footpath access to the front of the property from Maple Walk itself, with a path at one side of the front garden leading to the front door of the property and on to a personal door accessing the rear of the garage. The "front" door opens into the hallway with the living accommodation arranged at the south-facing front of the property. The dining room has an open-plan flow into the living room and has double doors opening out to the sunroom, glazed to three sides and with sliding patio doors opening out to the front garden. The kitchen/breakfast room has a dual aspect with windows to one side and to the rear and access to the rear garden via the rear entrance lobby. Bedrooms two and three are also located to the rear of the property. Bedroom two, a generous double with a dual aspect with fitted wardrobe storage, and bedroom three, a good-sized single, more latterly used as an office. Bedroom one has a front aspect overlooking the front garden along with built-in wardrobe storage, whilst the shower room and WC have a side-aspect, located at the end of the hallway. The south-facing front garden is laid to lawn and bordered by mature hedging to the front. The rear garden is also laid to lawn and includes a garden shed.

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, just a mile away, 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. The property is located within the established Floral Way development, accessed via Salisbury Road. The location benefits from nearby local amenities, including two convenience stores, one of which has a post office, a public house, and a garden centre. Andover's town centre is also a mile from the property with other local amenities, including Rooksbury Mill Lakes Nature Reserve, and the outlying villages of Upper Clatford and Goodworth Clatford, are also a short distance away with the Test Valley just beyond, which includes nearby Stockbridge, offering an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

