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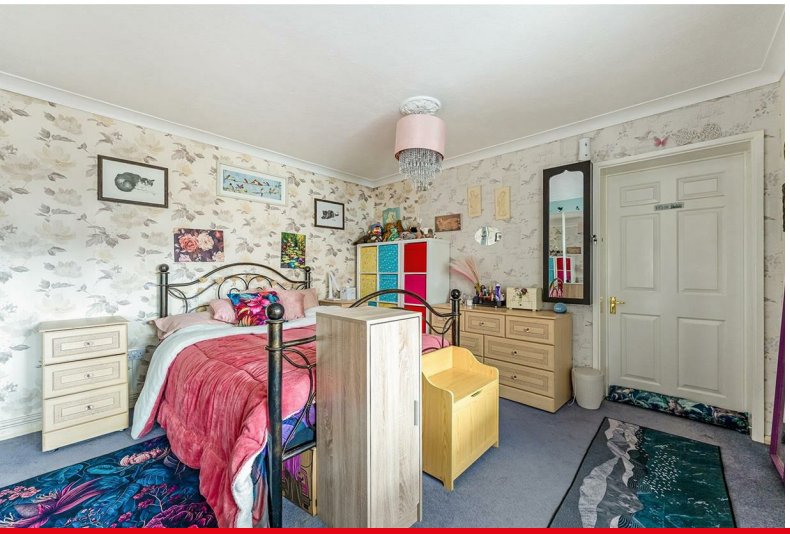

# 40 Upper Drove, Andover, SP10 3NB

## Guide Price £400,000

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# Guide Price £400,000

## PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the charming area of Upper Drove, Andover, this delightful detached bungalow offers a perfect blend of comfort and convenience.

Upon entering, you will find a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining guests. The bungalow boasts three well-proportioned bedrooms, providing ample space for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

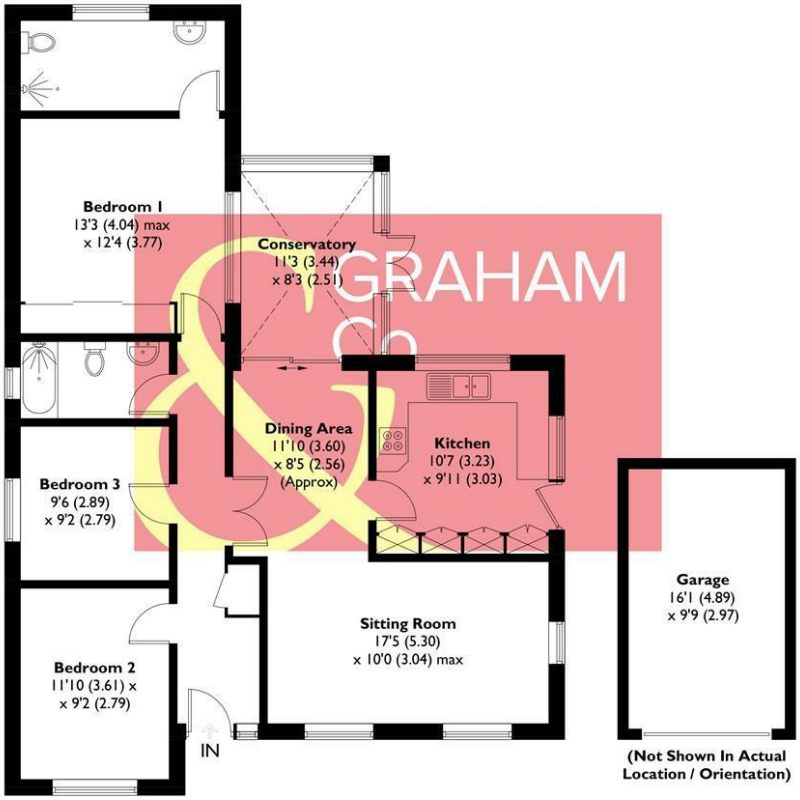
One of the standout features of this property is the generous parking area and a garage, accommodating numerous vehicles, which is a rare find in many homes. This added convenience is perfect for families with multiple cars or for hosting visitors.

The surrounding area of Andover offers a delightful community atmosphere, with local amenities, parks, and schools within easy reach. This bungalow is not just a house; it is a place where memories can be made and cherished for years to come.

In summary, this charming bungalow in Upper Drove presents an excellent opportunity for those looking for a comfortable and spacious home in a desirable location. With its appealing features and convenient parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely 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 = 1136 SQ FT / 105.5 SQ M
GARAGE = 155 SQ FT / 14.4 SQ M
TOTAL = 1291 SQ FT / 119.9 SQ M




GROUND FLOOR

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 (ID1273275)

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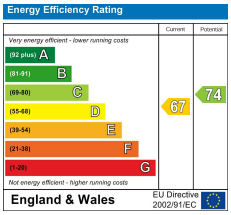


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.