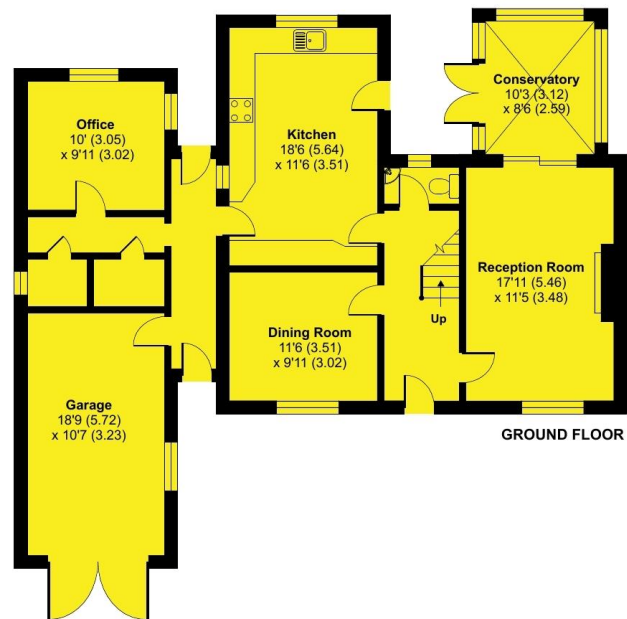
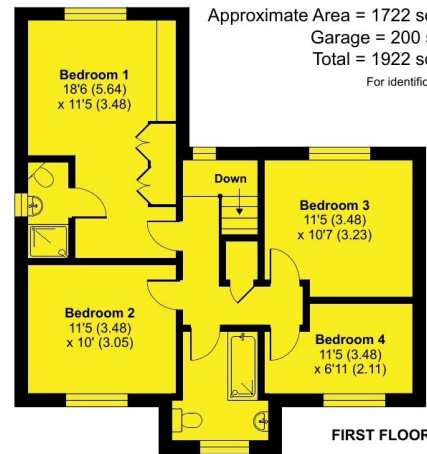


Highlands Road, Andover, SP10

Approximate Area = 1722 sq ft / 159.9 sq m
Garage = 200 sq ft / 18.6 sq m
Total = 1922 sq ft / 178.5 sq m
For identification only - Not to scale

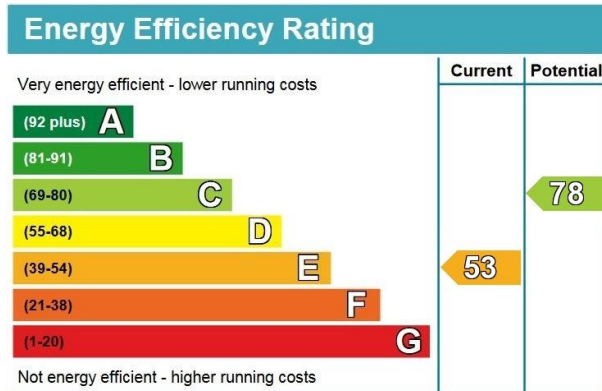


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Austin Hawk Ltd. REF: 942821 



Highlands Road, Andover

Guide Price £525,000 Freehold



- **Sitting Room**
- **Kitchen**
- **Office**
- **Master Bedroom Suite**
- **Garage and Driveway Parking**

- **Dining Room**
- **Cloakroom**
- **Conservatory**
- **3 Further Bedrooms**
- **Mature Gardens**

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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This substantial family home is offered to the market for the first time in 35 years. Extended and modernised by the current owners, the property boasts generous and practical living space throughout all set in attractive mature gardens. Originally constructed just after the end of the second world war, the property is located in an established residential area with proximity to pre-school, primary and secondary education establishments. Also, nearby there is a local convenience store, whilst the property is also within a short distance of the town centre as well as the historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond.

A welcoming frontage includes a blocked paved driveway set amongst mature shrub borders which provides parking for up to five vehicles. External garage access is from the driveway whilst there is a side gate and a path providing access to the rear garden. The front door, under a covered porch opens into an entrance hallway with solid oak flooring which flows into both the dining room and the sitting room, either side of the hallway. The sitting room, of good size is light and airy with a front aspect along with patio doors leading into a conservatory, itself with French doors accessing the rear garden.

The kitchen forms part of the extension to the property, carried out in 2002 and is of generous size including space for dining. Off the kitchen there is a separate boiler-room, walk-in pantry and a dual aspect office overlooking the rear garden. There are separate external doors to the front of the property and to the rear garden at either end of a separate hallway which also provides internal access to the garage which has power, lighting and access to a separate loft with lighting via a loft ladder.

The first floor comprises a master bedroom suite with ensuite shower room, two further double bedrooms, a good-sized single bedroom and a family bathroom along with an airing cupboard housing a hot water cylinder and access to the main loft. The property is freehold with mains water, drainage, gas and electricity are connected with gas central heating to radiators.

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.

