

Mylen Road, SP10

Approximate Gross Internal Area = 81.7 sq m / 880 sq ft
 Approximate Garage Internal Area = 11.8 sq m / 128 sq ft
 Approximate Total Internal Area = 93.5 sq m / 1008 sq ft



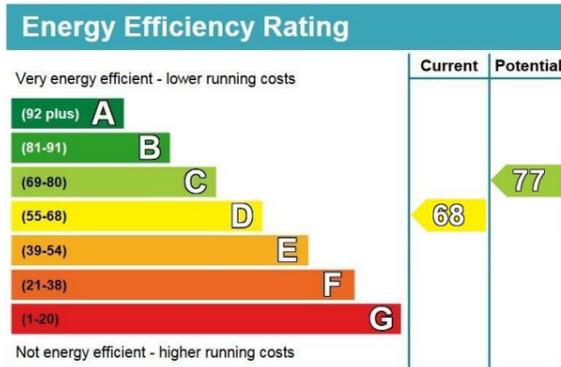
Ground Floor

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



Mylen Road, Andover

Guide Price £399,500 Freehold



- Entrance Hall
- Kitchen
- Bathroom
- Driveway Parking
- Mature Garden

- Living/Dining Room
- 3 Bedrooms
- Cloakroom
- Garage
- No Onward Chain

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION:

Offered for sale with no onward chain, this detached bungalow occupies a corner plot in an established residential area close to local shops and the hospital. The accommodation comprises a light and spacious welcoming hallway, a 20ft living/dining room, kitchen, three double bedrooms and a bathroom with a separate WC. To the front there is a driveway offering parking for several cars and leading to a detached garage whilst to the side there is an attractive and mature garden with a raised 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 HALL:

Light and spacious hallway with a cloaks/storage cupboard, airing cupboard with gas boiler, loft access and doors to:

LIVING/DINING ROOM:

Dual aspect with windows to front and side.

KITCHEN:

Window and door to rear. Range of eye and base level cupboards and drawers with work surfaces over an inset stainless steel sink with drainer. Space for free standing cooker with extractor over. Space and plumbing for washing machine and dishwasher and space for fridge/freezer.

BEDROOM 1:

Double aspect with fitted wardrobe cupboard.

BEDROOM 2:

Window to side and fitted wardrobe cupboard.

BEDROOM 3:

Window to front and fitted wardrobe cupboard. Currently used as a dining room.

BATHROOM :

Window to rear. Panelled bath with Aqualisa power shower over, vanity cupboards with wash hand basin and heated towel rail.

CLOAKROOM:

Window to rear and WC.

OUTSIDE:

The front garden is enclosed by a low level brick wall with a gated path to the front door. A driveway to the side offers parking for two cars and access to the **GARAGE** with up and over door.

GARDEN:

The main garden is located to the side of the property and is mainly laid to lawn with mature flower and shrub borders. There is an attractive, private, raised seating area and a path along the rear of the property which is bordered by shrubs and gives access to the garage and driveway.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. 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.

