



34 Beresford Close, Andover, SP10 2HN
Asking Price £365,000



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PROPERTY DESCRIPTION BY Mr Nick King

Situated in a popular residential location, this well-maintained three-bedroom semi-detached home offers generous living space throughout, ideal for growing families or those looking for flexible accommodation.

The ground floor comprises a welcoming entrance porch and hallway, leading through to a spacious dual-aspect sitting room with French doors opening into the conservatory, creating an excellent additional reception space overlooking the garden. The modern kitchen/dining room provides ample storage and worktop space, making it perfect for both everyday living and entertaining. A separate study offers an ideal home office or playroom.

Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom.

Stepping outside is where this home truly comes into its own. The beautifully landscaped rear garden is a fantastic size and has been designed to make the most of every inch. Predominantly laid to artificial lawn for low maintenance, it provides a wonderful space for children to play, summer gatherings with friends and family, or simply relaxing outdoors. A large raised entertaining area offers the perfect setting for al fresco dining and evening drinks, while the impressive summer house creates a superb garden retreat, home gym, bar or hobby room. Adjoining this is a separate workshop/store, providing excellent additional storage or workspace.



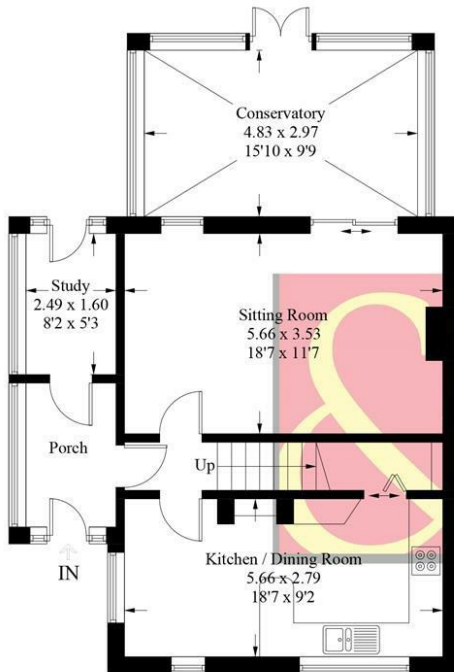


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast 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.

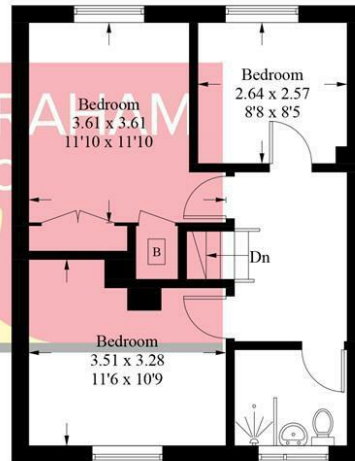


Beresford Close, SP10

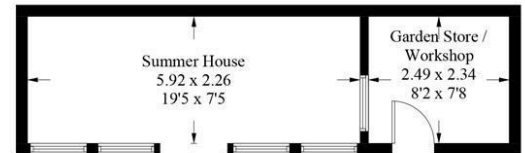
Approximate Gross Internal Area = 110.0 sq m / 1184 sq ft
Outbuilding = 19.2 sq m / 207 sq ft
Total = 129.2 sq m / 1391 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID926611)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		84
(81-94) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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