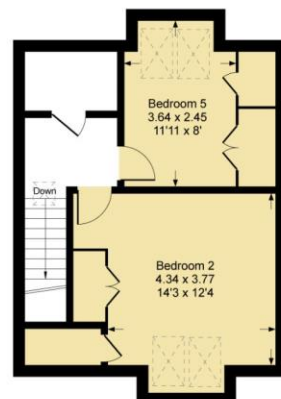


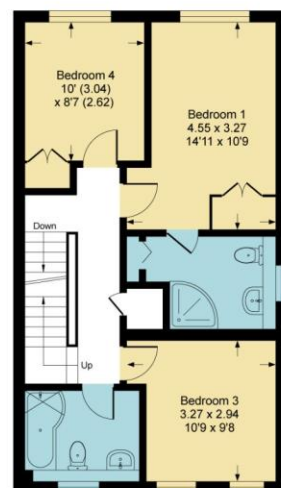
Lynwood Drive, SP10
Approximate Gross Internal Area = 155.3 sq m / 1672 sq ft



Second Floor



Ground Floor



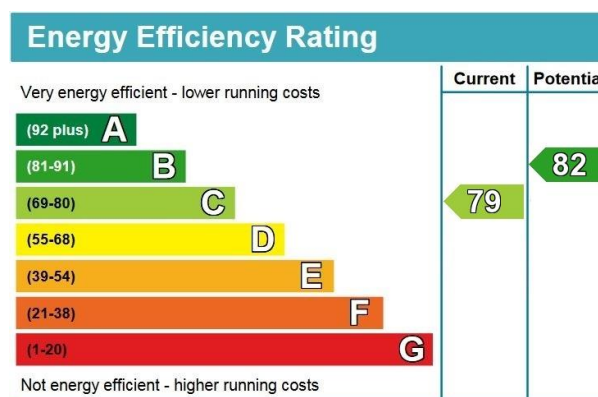
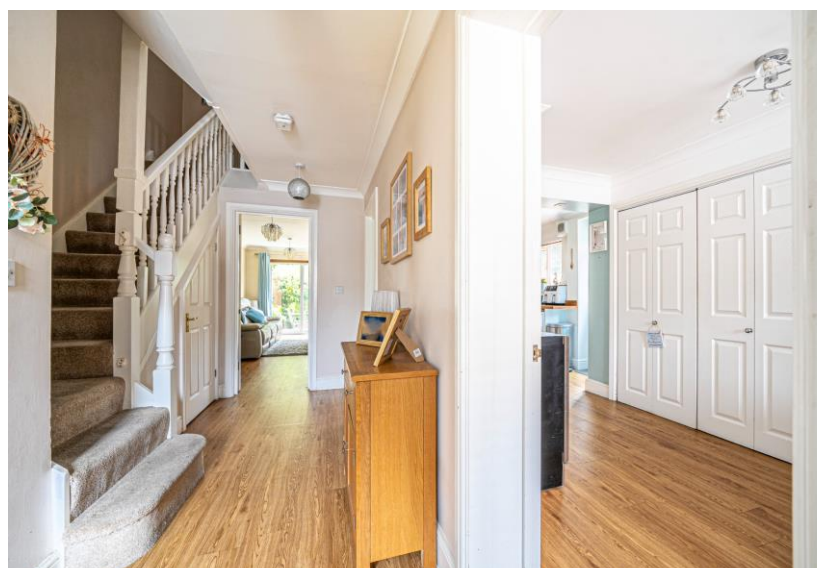
First Floor

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



Lynwood Drive, Andover

Guide Price £460,000 Freehold



- Entrance Hall
- Living Room
- 4 Further Bedrooms
- Driveway Parking

- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Landscaped Garden

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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DESCRIPTION: This substantial, semi-detached, house is located in a quiet cul-de-sac within walking distance of the railway station and local amenities. The spacious and well presented accommodation which is arranged on three floors has been upgraded by the current owners to comprise hallway, cloakroom, 27ft kitchen/dining room with a utility cupboard, a living room with French doors out to the garden, a first floor master bedroom with ensuite shower room, two further bedrooms and a bathroom whilst to the top floor there are two further bedrooms with generous wardrobe cupboards and storage. To the front there is driveway parking for up to three cars whilst a particular feature of the property is the landscaped garden which benefits from a superb, covered, seating area to the rear.

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: Open porch with front door into:

ENTRANCE HALL: Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM: Window to front. Vanity cupboard with wash hand basin and WC.

KITCHEN/DINING ROOM: Window to side. Range of eye and base level cupboards and drawers with solid wood work surfaces over and inset one and a half bowl ceramic sink with drainer. Inset range style gas hob with extractor over and oven below. Space and plumbing for dishwasher and space for fridge/freezer. Open access to DINING AREA with window to front and double doors to fitted utility cupboard with window to side, space and plumbing for washing machine, tumble drier and wall mounted gas boiler. Further double shelved storage cupboard.

LIVING ROOM: Window and patio doors to rear garden. Feature fireplace with marble hearth and electric fire.

FIRST FLOOR LANDING: Stairs to second floor. Airing cupboard and doors to:

MASTER BEDROOM: Window to rear and fitted wardrobe cupboard. Door to:

ENSUITE SHOWER ROOM: Window to side. Double shower cubicle, wash hand basin, WC, heated towel rail and shelved linen cupboard.

BEDROOM 3: Windows to front.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

BATHROOM: Window to front. P shaped bath with rainfall shower over, wash hand basin, WC and heated towel rail.

SECOND FLOOR LANDING: High level Velux window and walk-in storage cupboard. Doors to:

BEDROOM 2: Velux windows to front. Wardrobe cupboard and further storage cupboard.

BEDROOM 5: Velux windows to rear. Fitted wardrobe cupboard and further storage cupboard.

OUTSIDE: To the front there is a block paved driveway offering parking for several cars. Gated access to:

REAR GARDEN: Paved path adjacent to the house with a step up to an area of artificial lawn with raised shrub borders. A path to the side leads to the rear where there is a covered seating area and an insulated garden shed with power.

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.

