



18 Ashfield Road, Andover, SP10 3PE  
Asking Price £425,000



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## PROPERTY DESCRIPTION BY Mr Dion McArthur

Situated on one of Andover's most sought-after residential roads, this beautifully extended three-bedroom semi-detached home offers over 1,230 sq ft of versatile accommodation, combining character features with practical family living. Ideally positioned within walking distance of the town centre, mainline railway station and well-regarded local schools, this is a home perfectly suited to modern family life.

The ground floor is both spacious and flexible, beginning with a welcoming entrance hall leading into a bright bay-fronted sitting room, which flows seamlessly into the dining room to create an ideal entertaining space. To the rear, the fitted kitchen enjoys direct access to the garden, while a separate study/music room provides the perfect home office, playroom or hobby room. A useful utility room, downstairs shower room and additional storage complete the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom, all served by a stylish family bathroom featuring a corner bath.

Outside, the home continues to impress with a generous frontage providing ample driveway parking. The substantial rear garden is a real highlight, offering an excellent degree of privacy and plenty of space for families to enjoy. Predominantly laid to lawn with patio seating areas, mature planting and a variety of established trees and shrubs, it provides the perfect setting for outdoor entertaining, children's play or keen gardeners alike.



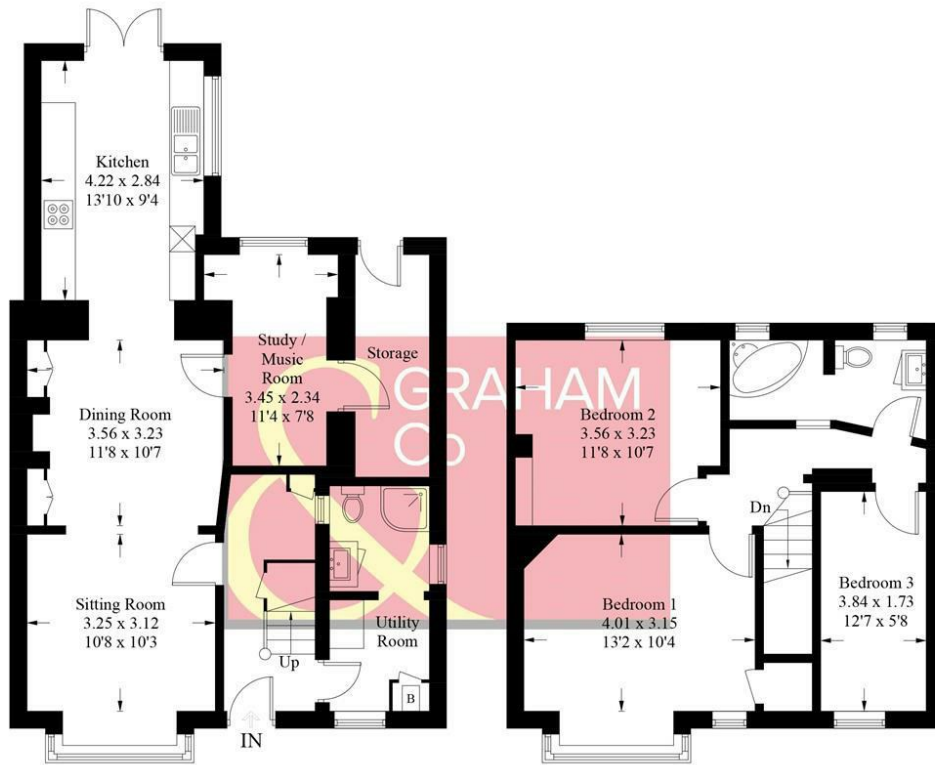


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



## Ashfield Road, Andover, SP10

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft



**Ground Floor**

**First Floor**

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 (ID617764)

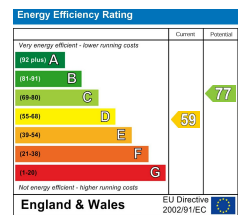
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