



50 Saddle Way, Andover, SP11 6XQ
Guide Price £380,000



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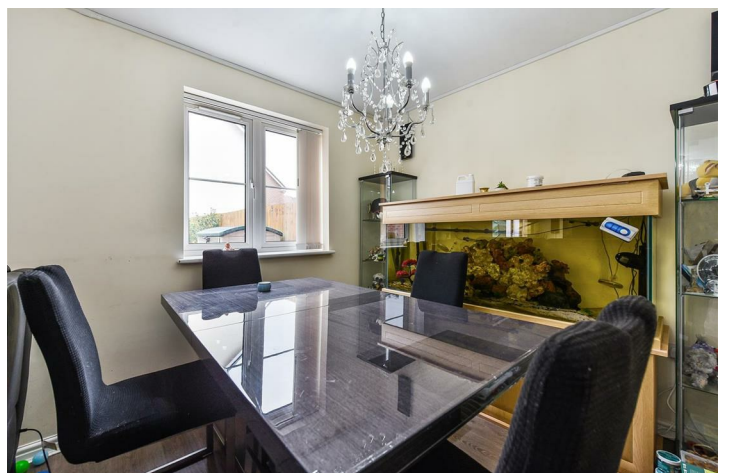
PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the desirable area of Saddle Way, Andover, this charming detached town house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families seeking both space and convenience.

The house boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining. The inviting lounge/diner is perfect for family gatherings or hosting friends, while the contemporary kitchen is designed for both functionality and style.

Outside, the property features a lovely garden to the rear, offering a tranquil space for outdoor activities or simply enjoying the fresh air. Additionally, the driveway and garage provide parking for up to four vehicles, ensuring that you and your guests will never be short of space.

Situated within the sought-after Picket Twenty development, this home is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This delightful property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make it your own.



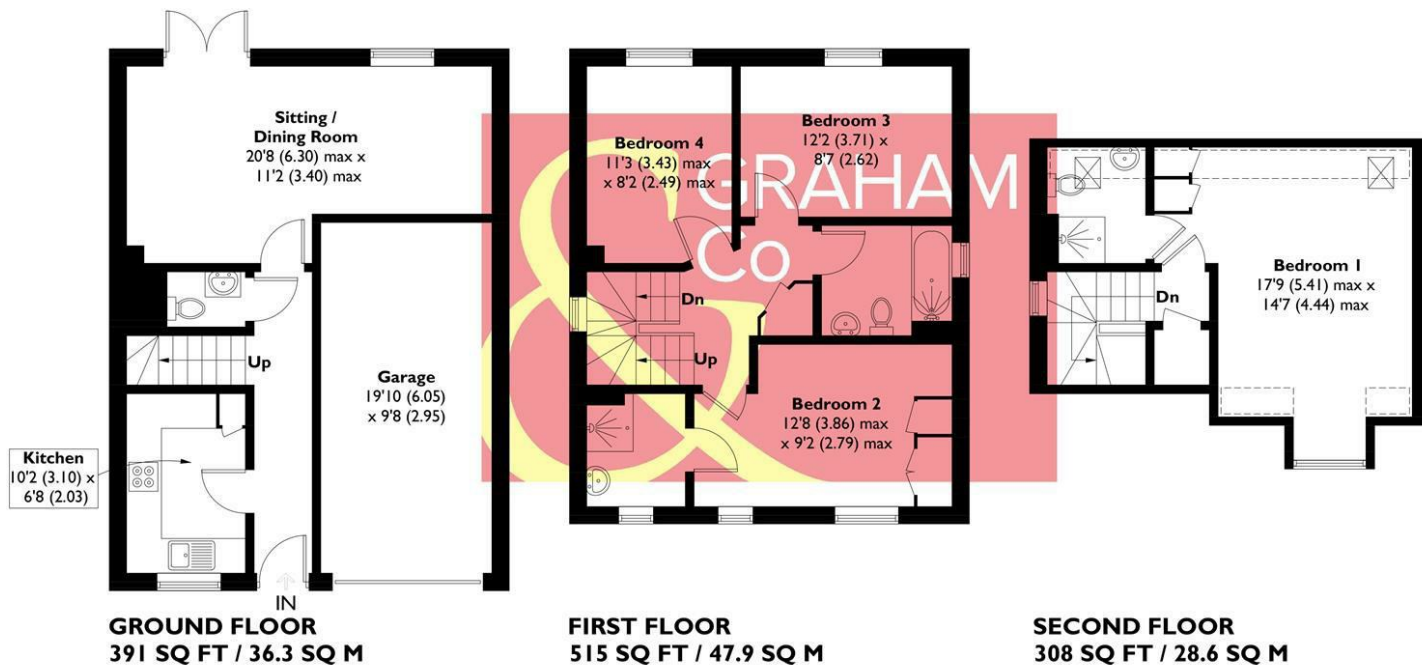


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





APPROXIMATE GROSS INTERNAL AREA = 1214 SQ FT / 112.8 SQ M
GARAGE = 191 SQ FT / 17.8 SQ M
TOTAL = 1405 SQ FT / 130.6 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1242091)
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Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(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		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

