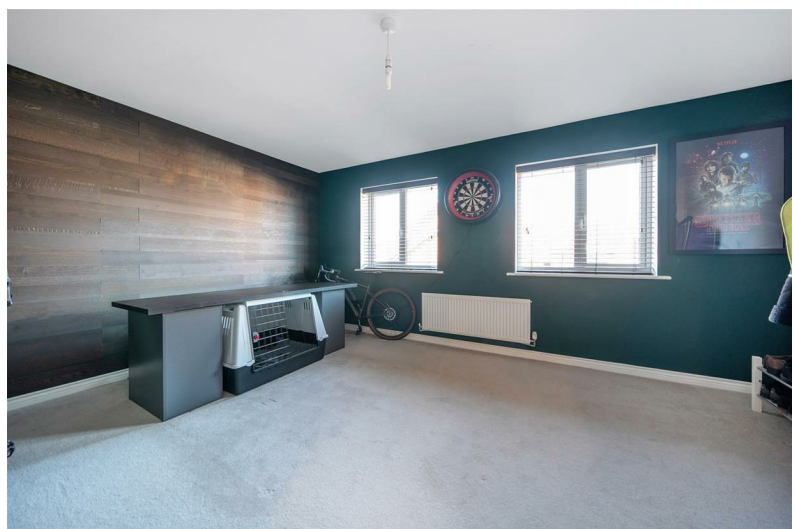




3 Stratford Road, Andover, SP11 6XX
Asking Price £369,950



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This delightful three-bedroom home on Stratford Road, Andover, offers generous and flexible living space designed for contemporary family life. Spanning three floors and totalling approximately 1,385 sq ft, including a separate garage, it combines practicality with stylish comfort. Upon entering, the hallway leads to the welcoming kitchen/dining room (11'3" x 9'11"), fitted with modern appliances and ample workspace—ideal for everyday meals and social gatherings. At the rear, the spacious living room (14'9" x 12'1") provides a relaxing setting with French doors opening to the garden, allowing plenty of natural light to flood the space. A cloakroom/WC completes the ground floor.

The first floor features two well-appointed bedrooms:

Bedroom 2 (15'8" x 12'6" max) – a generous double room with space for wardrobes and furnishings.

Bedroom 3 – a cosy single room perfect as a child's bedroom, guest room, or home office.

They share access to a modern family bathroom with a contemporary suite and bath.

Occupying the entire top floor, the impressive main bedroom suite (20'7" x 11'1") serves as a peaceful retreat, complete with an en-suite shower room and areas of characterful, sloping ceilings.

Outside, the property offers a private rear garden, perfect for outdoor dining or relaxation. A garage and off-road parking provide added convenience.





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.

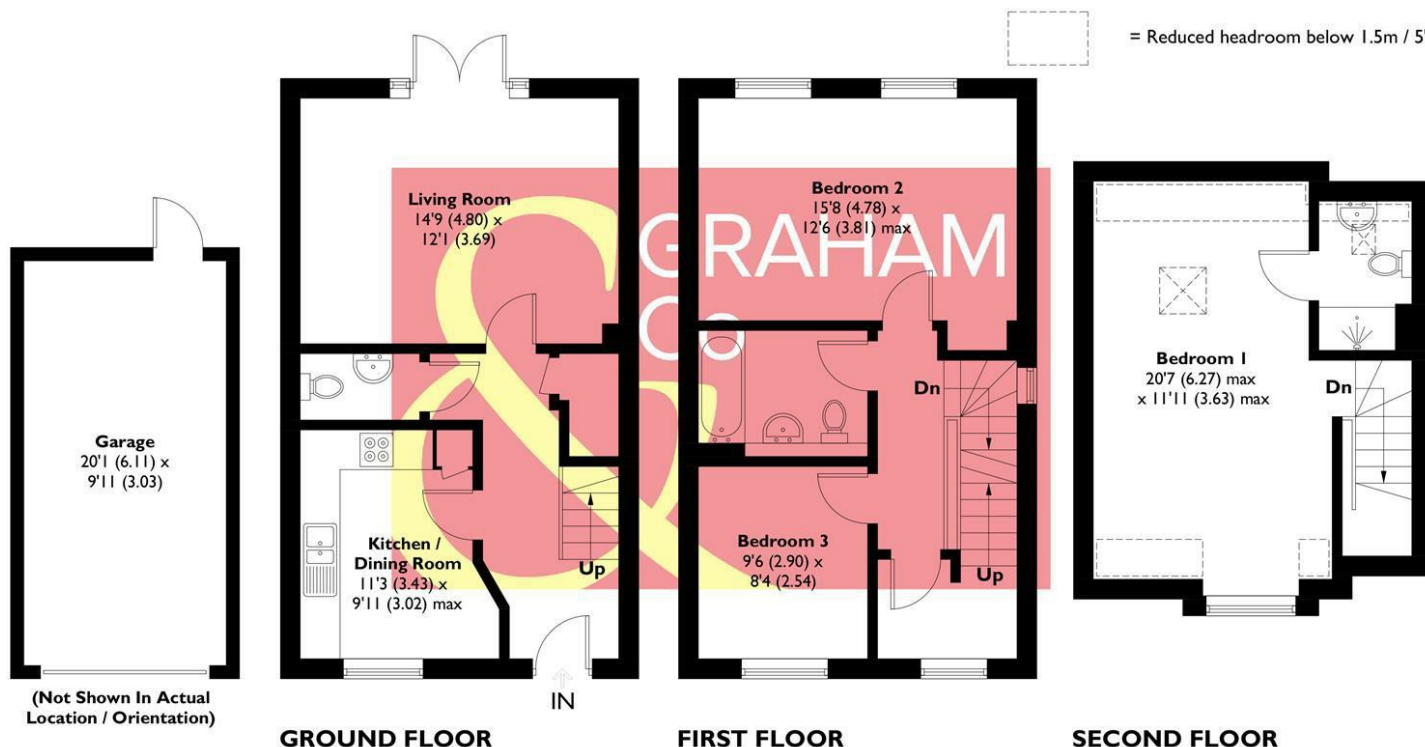




APPROXIMATE GROSS INTERNAL AREA = 1186 SQ FT / 110.1 SQ M
GARAGE = 199 SQ FT / 18.4 SQ M
TOTAL = 1385 SQ FT / 128.5 SQ M



= Reduced headroom below 1.5m / 5'0"



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 (ID1247399)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		94
(81-94) B	84	
(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		

Tax Band: D



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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.

