



52 Wolversdene Road, Andover, SP10 2BA
Asking Price £575,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

NO CHAIN.

Occupying an elevated position with far-reaching views across Andover, this deceptively spacious detached bungalow offers flexible accommodation approaching 1,550 sq ft including a substantial cellar and detached garage.

The property is approached via a generous driveway providing ample off-road parking and leading to the detached garage. The attractive frontage is complemented by mature planting and enjoys a wonderful outlook across the town and surrounding countryside.

Internally, the accommodation centres around a spacious sitting room enjoying a pleasant front aspect, while the well-proportioned kitchen/dining room provides an excellent entertaining space and opens directly onto a balcony, perfectly positioned to take advantage of the elevated views. There are two double bedrooms, a study which could be utilised as a third bedroom if required, a family bathroom and a separate utility room.

A particular feature of the home is the impressive cellar level, offering a large family room with cloakroom facilities. This versatile space lends itself to a variety of uses including a games room, cinema room, home office, gym or annexe-style accommodation, subject to any necessary consents.

Outside, the rear garden is beautifully established with a large lawn, mature shrubs and planting, creating a private and tranquil setting. The balcony provides an ideal spot for outdoor dining and enjoying the outlook, while the detached garage and extensive parking add further practicality.

This is a rare opportunity to acquire a unique home offering flexible living space, stunning elevated views and excellent potential in a sought-after residential location.

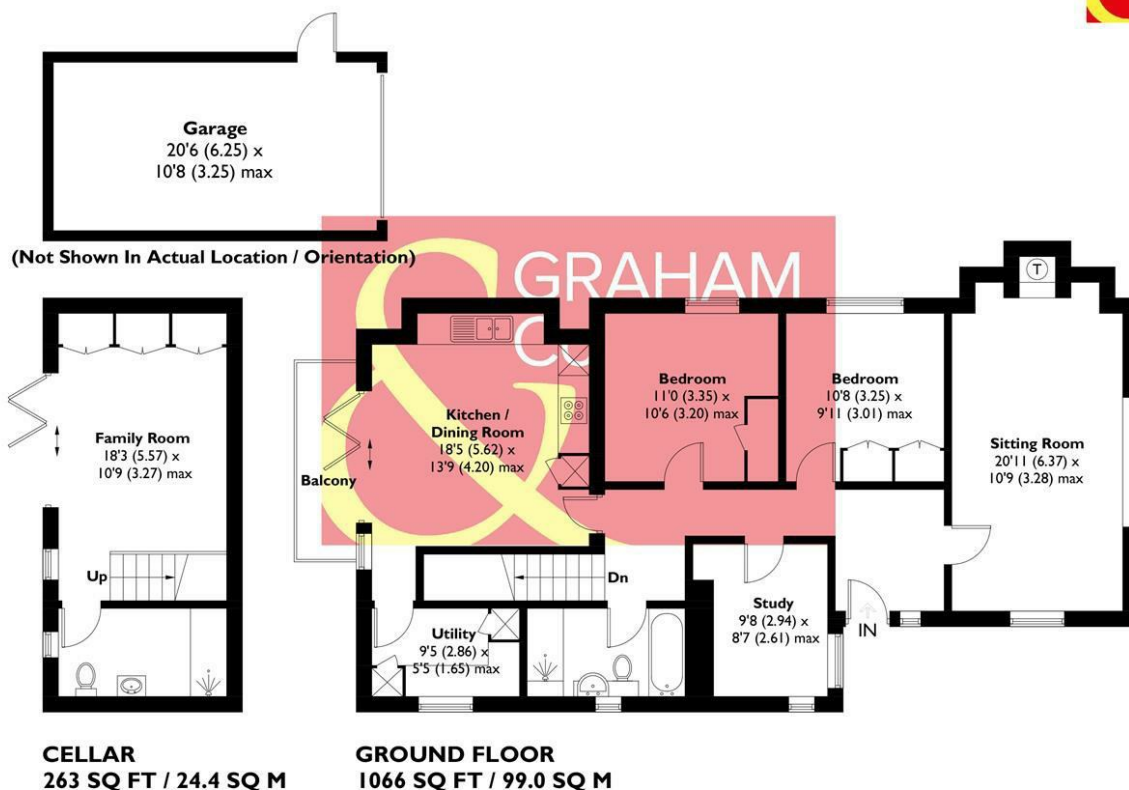




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1329 SQ FT / 123.4 SQ M
(INCLUDING CELLAR)
GARAGE = 218 SQ FT / 20.3 SQ M
TOTAL = 1547 SQ FT / 143.7 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 (ID 1306829)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	69	75
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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