



1A The Crescent, Andover, SP10 3BL  
Guide Price £499,950



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sought after location just a short walk to local shops and the train station, positioned on a corner plot, Graham & Co are delighted to bring to the market this spacious detached property offering versatile accommodation over two floors. The accommodation benefits from an entrance hall, open plan living room with dining area having two sets of double doors leading to the rear garden, spacious fitted kitchen with island and utility, ground floor fourth bedroom/family room with ensuite shower room. To the first there are three double bedrooms and a bathroom, gas central heating and double glazing. Outside the property is positioned on a generous corner plot, parking for several cars leading to the garage, rear gardens are landscaped with patio and shingle, large office, all enclosed by fencing.



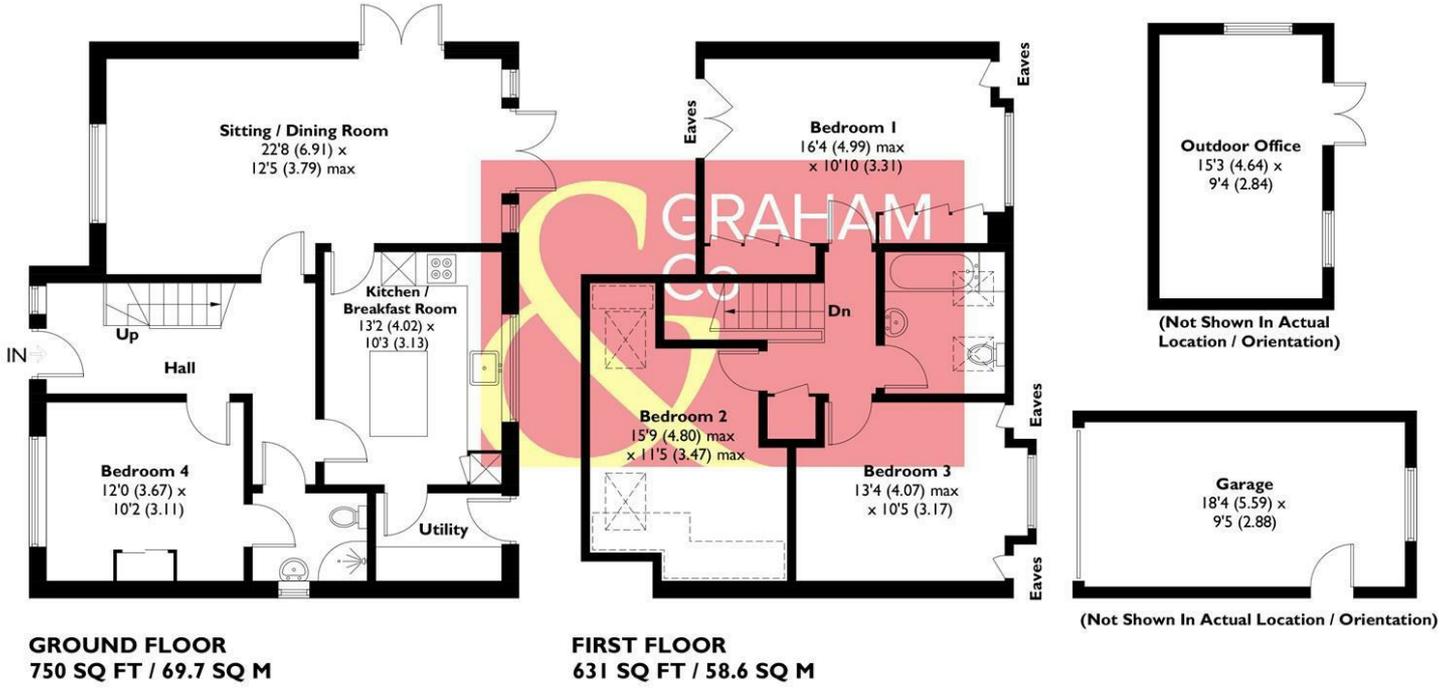


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1381 SQ FT / 128.3 SQ M**  
**GARAGE / OUTDOOR OFFICE = 317 SQ FT / 29.5 SQ M**  
**TOTAL = 1698 SQ FT / 157.8 SQ M**

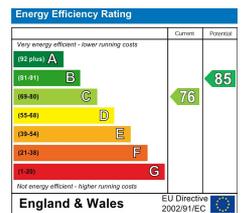


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1280960)  
**Produced for Graham & Co**

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