



34 Ash Tree Road, Andover, SP10 3BY
Guide Price £359,950



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautifully presented two bedroom family home with the footprint of a three bedroom property situated within a popular tree lined road. The property has been extended and offers over 1100 square feet of living space comprising an entrance hall, cloakroom, sitting room, an open plan kitchen diner with bi fold doors leading to the rear garden. Upstairs there are two double bedrooms and a family bathroom. the original third bedroom has been replaced with an ensuite to the master bedroom. Outside there is a generously sized garden mostly laid to lawn and a patio area. To the front of the property there is a single garage and a driveway.



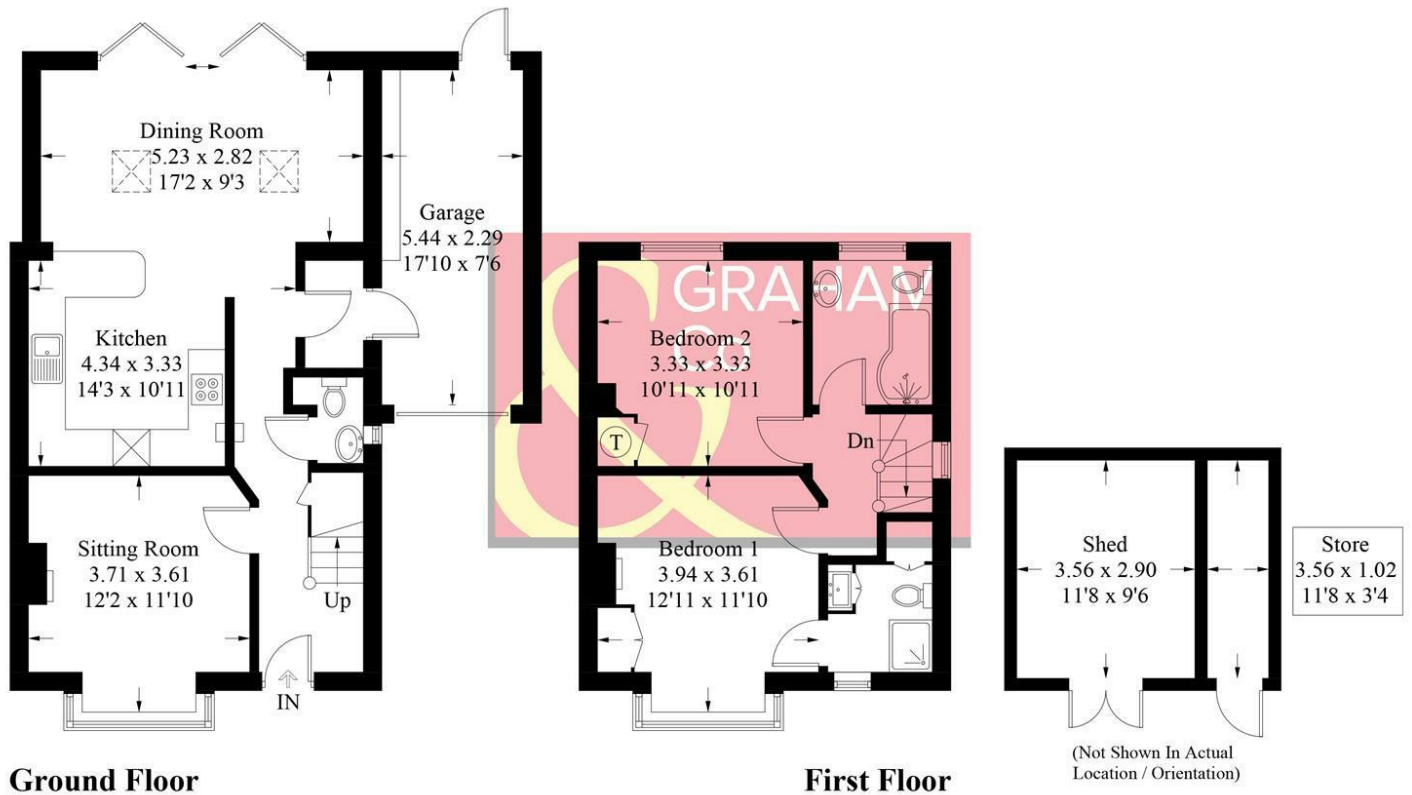


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



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Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft
(Including Garage)
Shed & Store = 14.5 sq m / 156 sq ft
Total = 121.4 sq m / 1296 sq ft



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 (ID562955)

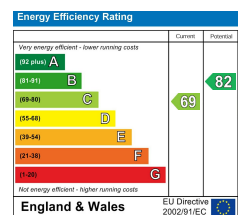
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