



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



## 34 Ash Tree Road, Andover, Guide Price £359,950

### 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.



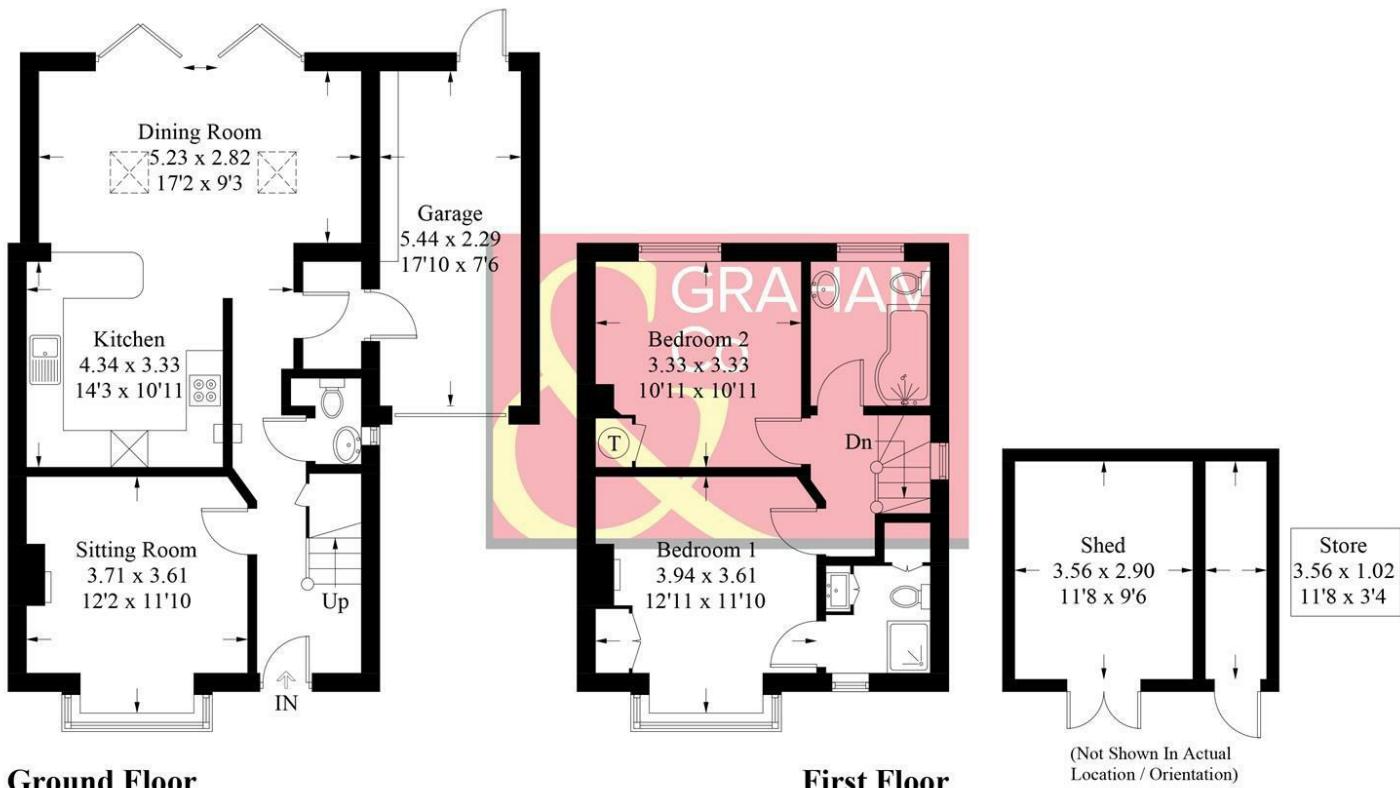
## Ash Tree Road, Andover, SP10

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	82	
(81-90)	B		
(69-80)	C	69	
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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.