

4 Kew Walk, Andover, SP10 3UL
Offers In The Region Of £369,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Being sold for the first time since being built, nestled in the charming Kew Walk of Andover, this delightful link-detached house from the 1990's offers a perfect blend of comfort and convenience. Boasting two inviting reception rooms, three cosy bedrooms, and a modern bathroom, this property is ideal for families seeking a new place to call home.

The garage has been thoughtfully converted into a versatile space that can serve as a utility room, a study, or an additional reception room, providing flexibility to suit your lifestyle, with the added benefit of a downstairs WC. The rear extension has transformed the house, creating a spacious open-plan kitchen diner that is perfect for entertaining guests or enjoying family meals.

The property features an almost brand-new fitted kitchen and boiler, ensuring that you can move in hassle-free and start enjoying your new home right away. With parking available for numerous vehicles on the driveway, you'll never have to worry about finding a spot after a long day.

Conveniently located near various schools, local amenities, including convenience stores, the A303, and Andover train station, this house offers easy access to everything you need. Don't miss out on the opportunity to make this lovely property your own and start creating lasting memories in this wonderful community.



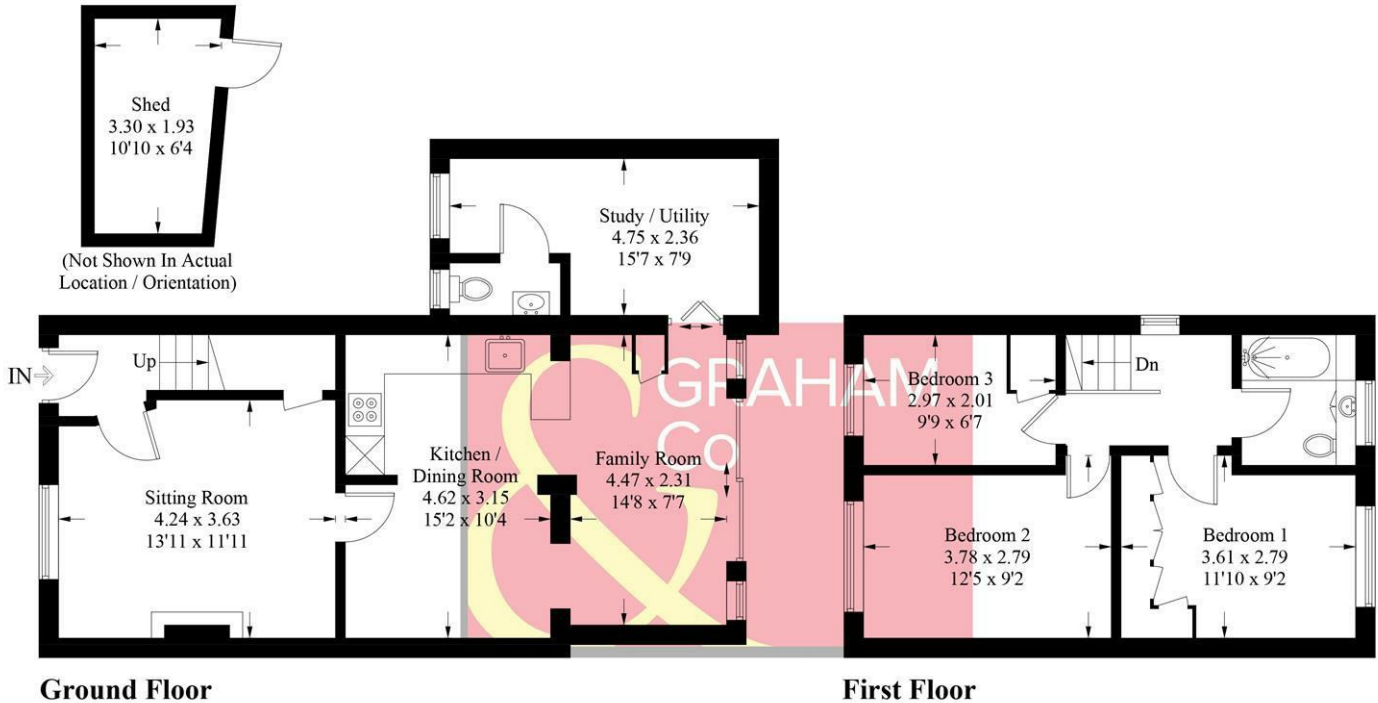


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Kew Walk, SP10

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft
 Shed = 5.9 sq m / 63 sq ft
 Total = 101.3 sq m / 1090 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 (ID1147967)

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Very energy efficient - lower running costs			
(95-100)	A		84
(81-94)	B		
(69-80)	C	72	
(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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