



107 Quicksilver Way, Andover, SP11 6TW  
Guide Price £359,950



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#### PROPERTY DESCRIPTION BY Miss Jay Cowan

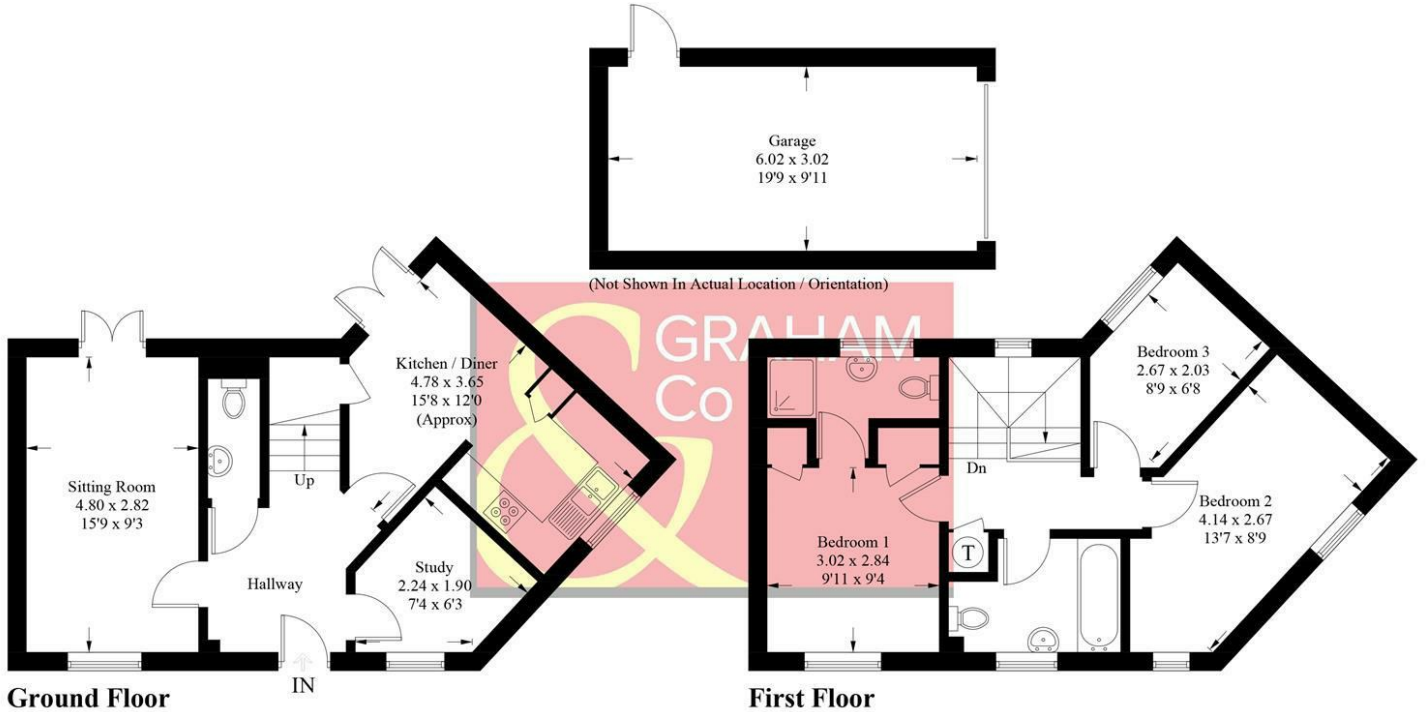
Graham and Co are delighted to bring to the market this impressive, and spacious three bedroom detached property on the popular Picket Twenty development. Internally the home comprises of an entrance hall leading to a cloakroom, study, living room, and a kitchen/diner. On the first floor there is a master bedroom with built in storage and an en suite, two further bedrooms and a family bathroom. Outside there is a well maintained and private garden with a patio area and garage with additional parking.





## Quicksilver way, SP11

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft  
Garage = 18.1 sq m / 195 sq ft  
Total = 108.6 sq m / 1169 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 (ID948980)

### DIRECTIONS

From our office in London Street proceed left into Winchester Street and left again into South Street. At the roundabout take the first exit into Eastern Avenue and then take the first turning right into London Road. Follow the road along and at the roundabout take the third exit towards the A303. Continue to the next roundabout and take the third exit to the following new roundabout. At the new roundabout take the first exit into the Picket Twenty development. At the T junction turn right and then take the first left into Quicksilver Wav.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 plus A		
81 plus B	83	83
69 plus C		
55 plus D		
41 plus E		
21 plus F		
1 plus G		
Not energy efficient - higher running costs		
England & Wales	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.