



22 Steeplechase Rise, Picket Twenty, Andover, SP11 6XA
Asking Price £445,000



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PROPERTY DESCRIPTION BY Mr Nick King

This stunning four bedroom detached family home is presented in exceptional condition throughout.

The accommodation comprises of; entrance hallway with cloakroom, living room and kitchen/diner. To the first floor there are four bedrooms, two of them with en suite bathroom facilities, and a further family bathroom.

Outside the stylish courtyard garden is well maintained, and has side access to the front of the house. There is also a garage and driveway parking for three vehicles.





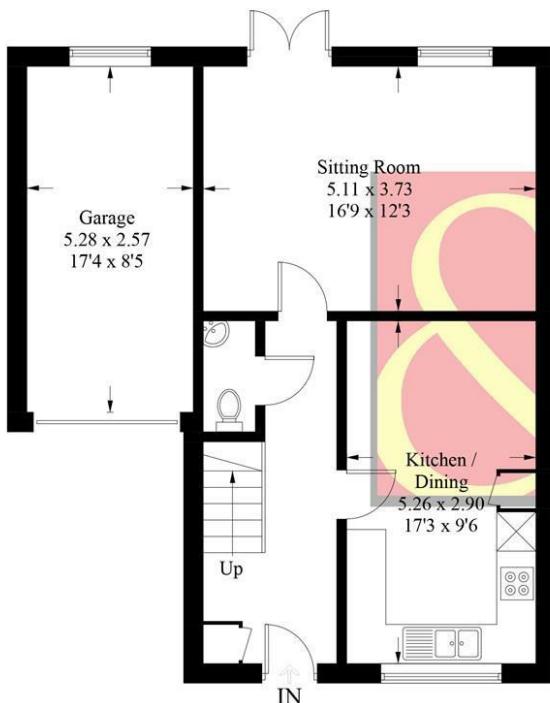
Andover Profile

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 boast 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.

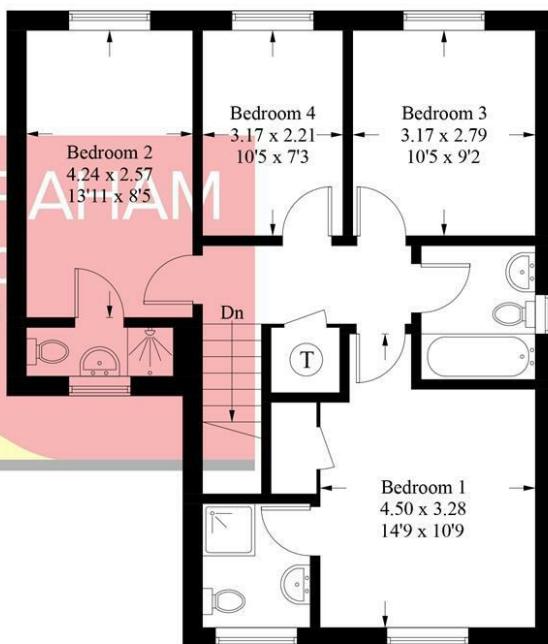


Steeplechase Rise, SP11

Approximate Gross Internal Area = 108 sq m / 1162 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 121.5 sq m / 1307 sq ft



Ground Floor



First Floor

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 (ID943858)

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			93
(03-07) B			83
(08-09) C			
(10-11) D			
(12-13) E			
(14-15) F			
(16-18) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



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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.