



Albany House, 29 The Avenue, Andover, SP10 3EP
Guide Price £735,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned along the sought-after Avenue just a stone's throw from the train station with its excellent connections to London, Graham & Co are delighted to bring to the market this stunning four/five-bedroom detached family home. The property has been extensively upgraded by the present owners to an exceptionally high standard to include an open entrance hall with cloakroom, living room with views to front, ground floor bedroom five having annex potential and a open plan luxury fitted kitchen with central island leading to the dining room having two sets of Bi-Folds leading to the garden, separate laundry room. To the first floor there are four bedrooms with the master having luxury en-suite and family bathroom. Outside the grounds are a feature of the property approaching 1/5th of an acre comprising driveway to front providing parking for several cars, the rear garden has been well landscaped to provide a spacious patio area perfect for entertaining, large area of lawn and a further area of garden with pool all enclosed by fencing. A fitted home office and storage are situated in the garden.



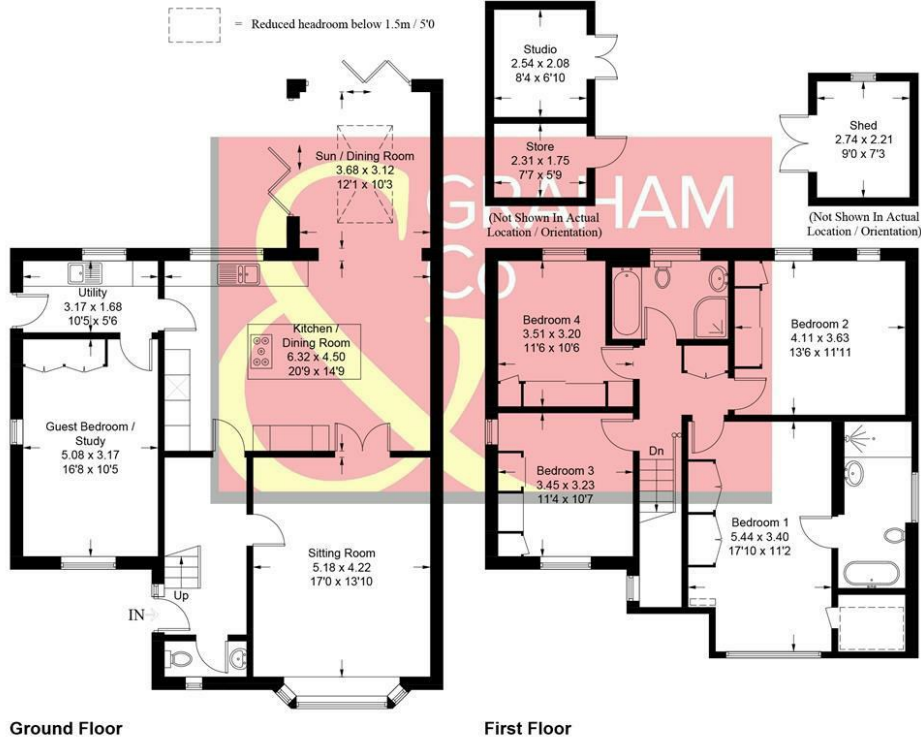


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



The Avenue, SP10

Approximate Gross Internal Area = 179.1 sq m / 1928 sq ft
 Outbuildings = 15.8 sq m / 170 sq ft
 Total = 194.9 sq m / 2098 sq ft

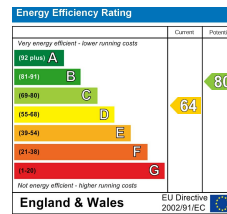


PRODUCED FOR GRAHAM AND CO

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 (ID771030)

DIRECTIONS

Proceed from the town along Bridge Street and at the mini roundabout veer right onto the Weyhill Road, over the next roundabout, and then take the turning right into The Avenue where the property will be found on your right hand side.



Tax Band: F



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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.