



9 Mundy Road, Picket Piece, Andover, SP11 6UZ
Asking Price £375,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This charming property enjoys an attractive double-fronted design with a contemporary blend of red brick and smooth rendered elevations, giving it wonderful kerb appeal. Positioned along a peaceful pedestrian-friendly pathway overlooking green space, the home feels bright, welcoming, and perfectly suited for modern living.

Inside, the ground floor features a spacious sitting room with plenty of natural light, creating an inviting area for relaxing or entertaining. The kitchen is well-appointed with modern units and good workspace, flowing through to a separate dining room ideal for family meals or hosting guests. A cloakroom completes the downstairs accommodation.

Upstairs, the home offers three well-proportioned bedrooms. The main bedroom includes built-in storage and enjoys direct access to a stylish family bathroom. Two further bedrooms provide excellent flexibility for children, guests, or a home office.

Outside, the property benefits from a neatly maintained front garden with mature hedging, while the rear garden located to the side of the property provides a private space for outdoor dining and play. A separate garage and allocated parking add valuable practicality.

Located within a friendly residential area, the home is moments from local amenities, open green spaces, and well-regarded schools, with convenient links for commuters.

This is a superb opportunity to acquire a modern, move-in-ready home in a highly desirable location.





Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

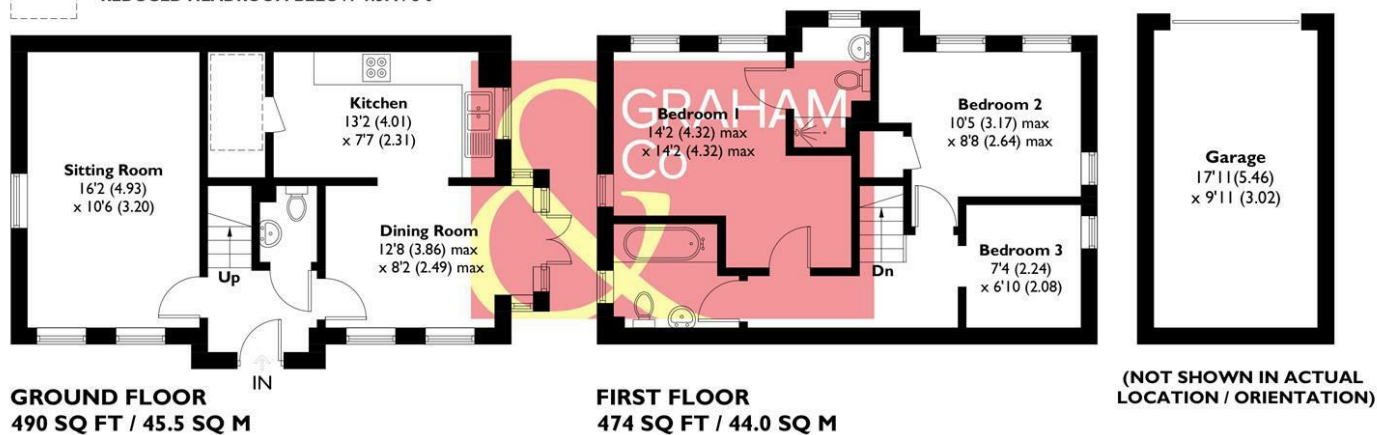




APPROXIMATE GROSS INTERNAL AREA = 964 SQ FT / 89.5 SQ M
GARAGE = 175 SQ FT / 16.3 SQ M
TOTAL = 1139 SQ FT / 105.8 SQ M



 = REDUCED HEADROOM BELOW 1.5M / 5'0



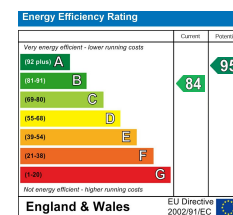
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1259557)
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