



67 Hawthorn Avenue, Andover, SP11 6YU  
Guide Price £342,500



## 67 Hawthorn Avenue, Andover, Guide Price £342,500

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market an upgraded and beautifully presented three bedroom semi detached family home situated at the end of a quiet no through road within the popular Chariots development of Augusta Park. The accommodation comprises a living room, kitchen diner and a downstairs cloakroom. Upstairs there is a master bedroom with a walk in wardrobe which can be turned back in to an ensuite should one wish, two further bedrooms and a family bathroom. Outside the rear garden is tiered with a patio and a lawn area. To the front there is a large driveway for three vehicles and a single garage.



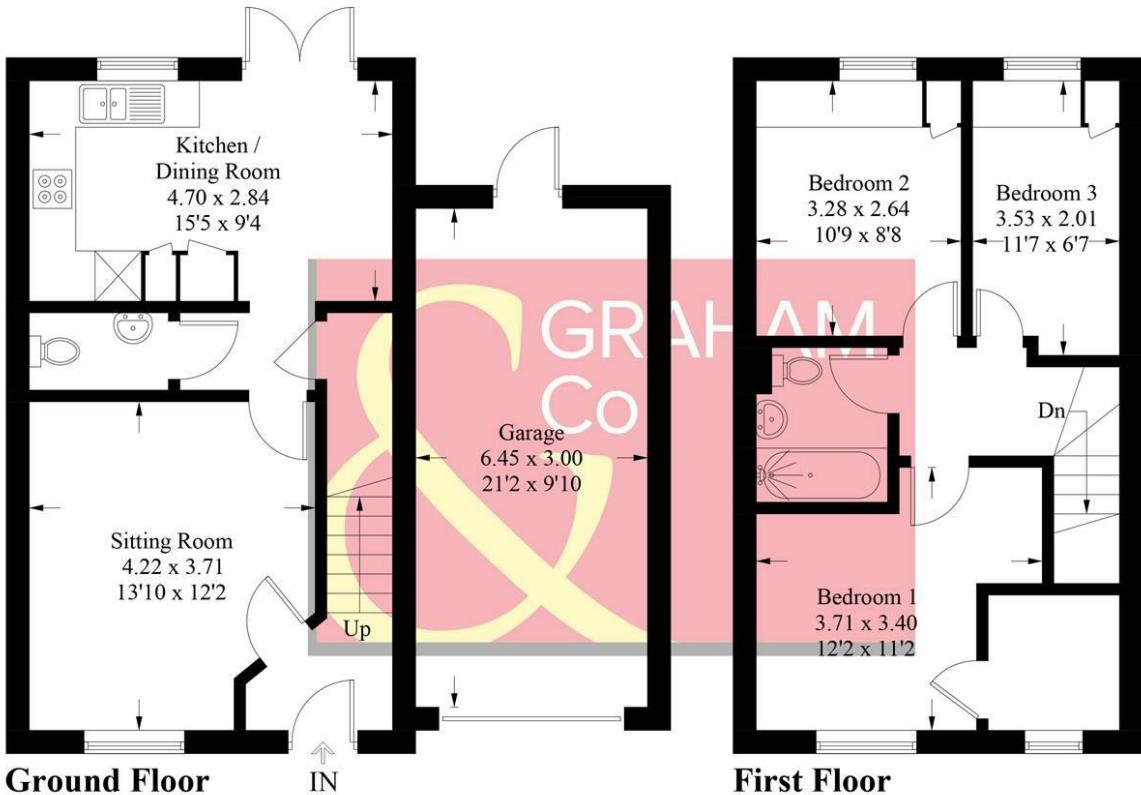


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



## Hawthorn Avenue, SP11

Approximate Gross Internal Area = 79.3 sq m / 853 sq ft  
 Garage = 19.5 sq m / 210 sq ft  
 Total = 98.8 sq m / 1063 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 (ID1171253)

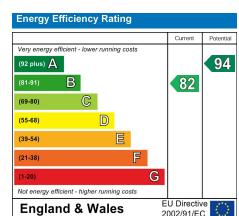
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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.