



23 Hedge End Road, Andover, SP10 2DH
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Ben Cox

Graham and Co are delighted to offer to market. This deceptively spacious three bedroom detached bungalow is situated in a favoured location on the south side of Andover close to local parks and Ladies Walk. The property has an excellent enclosed rear garden, three good size bedrooms, living room, dining room, kitchen, bathroom, yet still offers further potential to improve and/or extend subject to the necessary planning consents. Sold with no onward chain.



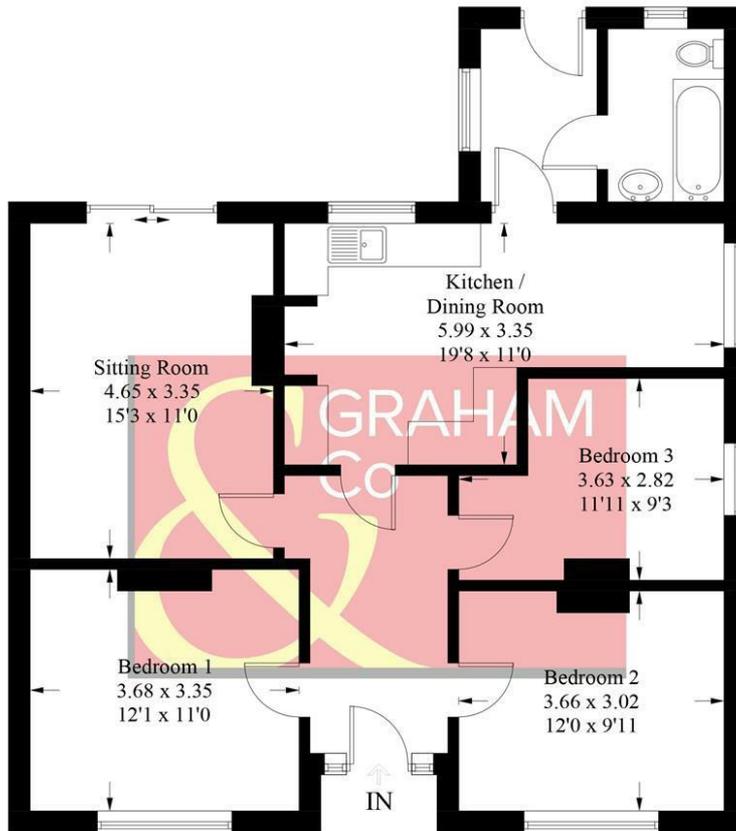


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



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Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

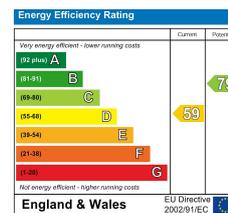


PRODUCED FOR GRAHAM AND CO

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 (ID695598)

DIRECTIONS

From our offices in London Street proceed to the Winchester Road roundabout and continue straight over into Winchester Road. Take the first turning left into Old Winton Road, and then the third turning on the left into Dunmow Road. Follow the road around to the right and take the first left into Hedge End Road.



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.