



44 Berry Way, Andover, SP10 3XT
Guide Price £350,000



44 Berry Way, Andover,
Guide Price £350,000

PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this splendid house located on Berry Way in Andover, a perfect family home that offers both space and comfort. This impressive property is set across three floors, providing ample room for modern living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen, ideal for culinary enthusiasts. The ground floor features two generous reception rooms, including a bright living room that flows seamlessly into a delightful conservatory, perfect for enjoying the garden views. A convenient downstairs WC adds to the practicality of this level.

The rear garden is a lovely outdoor space, perfect for relaxation or entertaining guests. The property also boasts parking for three vehicles, including two dedicated spaces and a garage, ensuring that you will never be short of parking.

Moving to the first floor, you will find a spacious bedroom complete with an en suite bathroom, providing a private retreat. There is also a separate WC and an additional bedroom on this level, making it ideal for family or guests.

The top floor features two more bedrooms, one of which also has an en suite, along with a well-appointed bathroom. This layout offers flexibility for families or those who enjoy having extra space for visitors.

In summary, this house on Berry Way is a fantastic opportunity for anyone seeking a spacious and well-designed home in Andover. With its multiple bedrooms, bathrooms, and ample parking, it is sure to meet the needs of modern family life. Do not miss the chance to make this wonderful property your own.





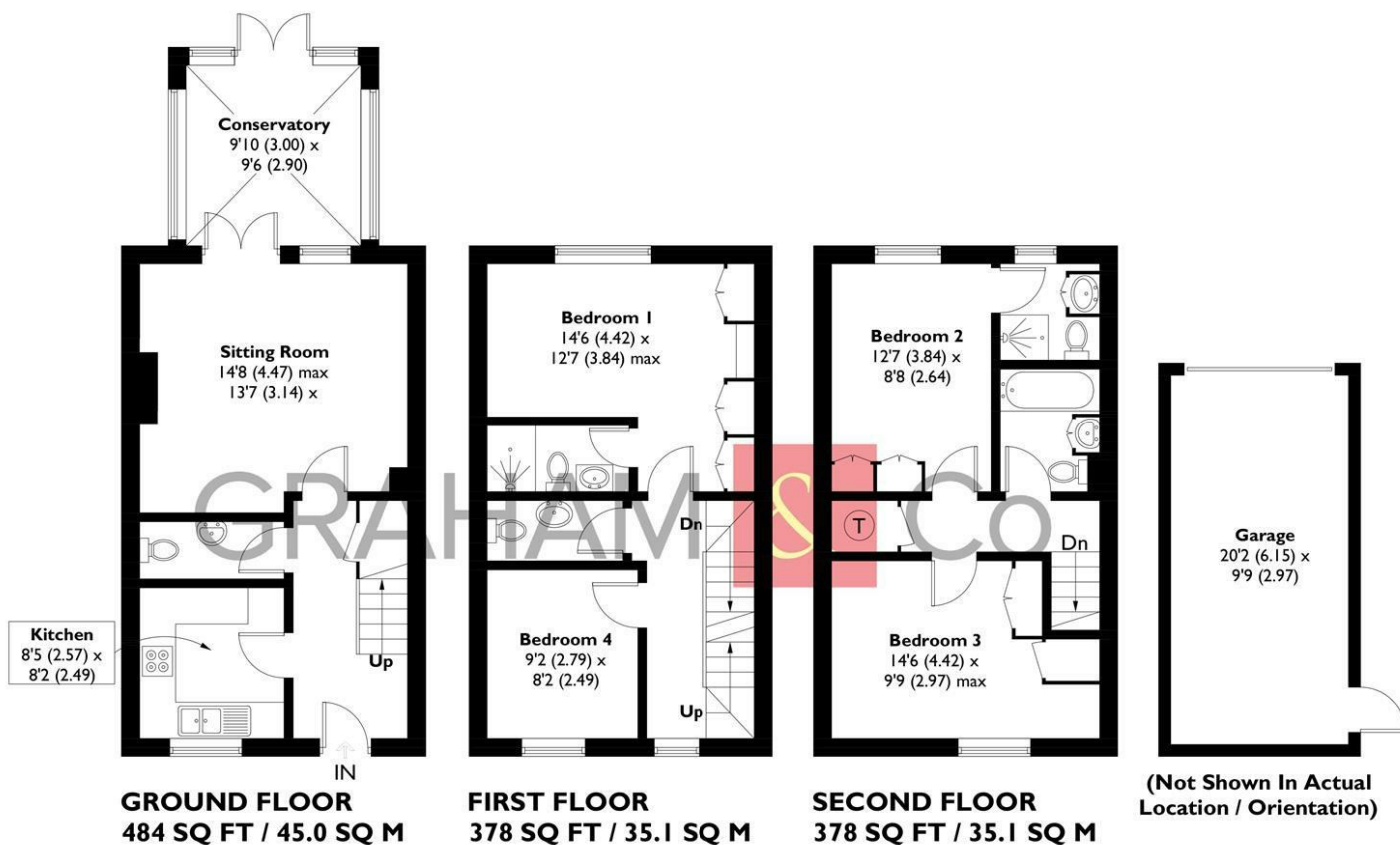
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





APPROXIMATE GROSS INTERNAL AREA = 1240 SQ FT / 115.2 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 1435 SQ FT / 133.3 SQ M

GRAHAM & Co



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 (ID1331877)

Produced for Graham & Co

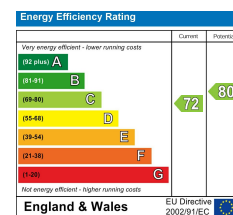
MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home
 please contact us today for your free
 no obligation valuation

01264 356500

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.

