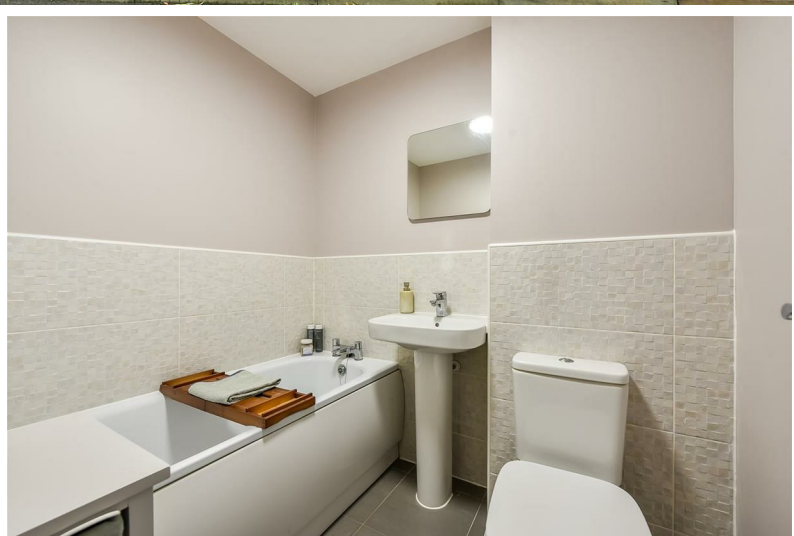




30 Alder Road, Andover, SP11 6YZ
Asking Price £350,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Graham & Co are delighted to present this beautifully presented three-bedroom semi-detached home, ideally located within a popular and modern residential development. The property offers stylish, contemporary living spaces perfect for families, first-time buyers, or those looking to downsize.

The ground floor comprises a welcoming entrance hall leading to a spacious sitting room with a large front window that fills the room with natural light. To the rear, a modern kitchen and dining area provide the perfect social space, featuring sleek fitted units, ample work surfaces, and French doors opening directly onto the rear garden. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom with an en suite shower room. The family bathroom is finished to a high standard, offering a modern suite and tasteful décor.

Outside, the property benefits from a private enclosed rear garden with a patio seating area and lawn—ideal for outdoor entertaining or family relaxation. To the front, there is a driveway providing off-road parking and access to a single garage.

This well-maintained home is located within easy reach of local schools, shops, and amenities, with excellent transport links nearby.



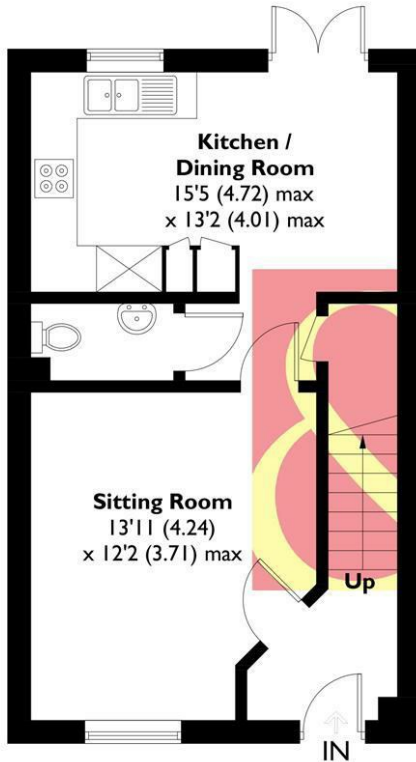


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.

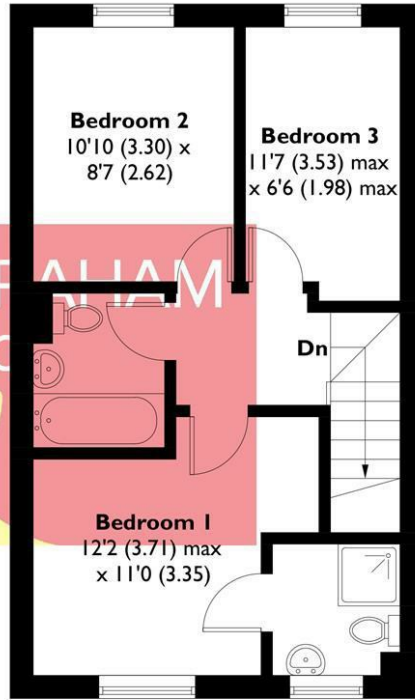




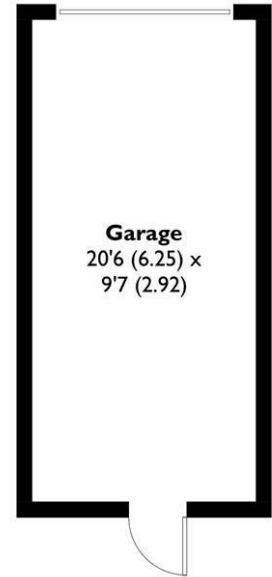
APPROXIMATE GROSS INTERNAL AREA = 862 SQ FT / 80.1 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 1057 SQ FT / 98.2 SQ M



GROUND FLOOR
433 SQ FT / 40.2 SQ M



FIRST FLOOR
429 SQ FT / 39.9 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1254255)
Produced for Graham & Co

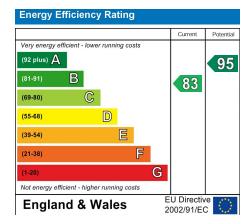
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

