



25 Picket Twenty Way, Andover, SP11 6TJ
Asking Price £475,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

A beautifully presented and thoughtfully arranged townhouse offering spacious and versatile accommodation set across three floors, perfectly suited to modern family living.

The ground floor welcomes you with a generous entrance hall leading through to a stylish kitchen/dining room, creating a fantastic social space ideal for both everyday living and entertaining. The kitchen is well-appointed with ample worktop and storage space, while the dining area enjoys a pleasant outlook over the garden. A separate study provides flexibility for those working from home or could equally be used as a playroom, alongside a convenient cloakroom.

To the upper floors, the property continues to impress with four well-proportioned bedrooms arranged over two levels, offering excellent versatility for families of all sizes. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a modern family bathroom. The layout allows for privacy and separation, ideal for growing families or visiting guests.

The sitting room is located on the upper floor, providing a bright and inviting living space with an elevated outlook and access to a balcony, perfect for enjoying a morning coffee or unwinding in the evening.



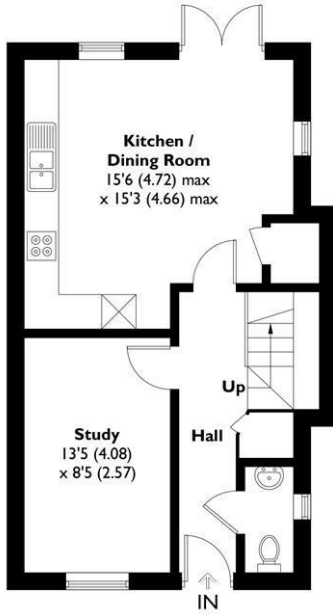


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there 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.

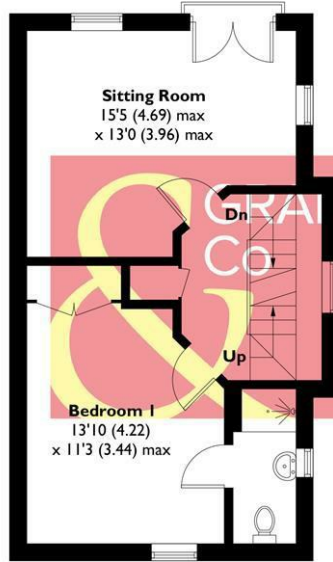




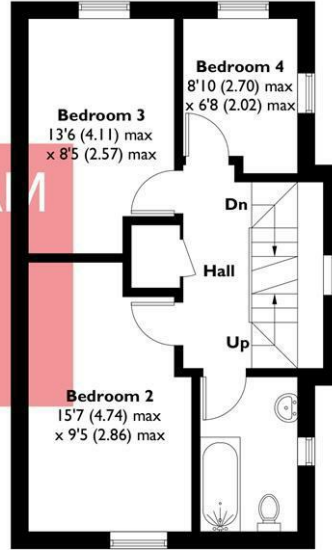
APPROXIMATE GROSS INTERNAL AREA = 1410 SQ FT / 131.1 SQ M
GARAGE = 201 SQ FT / 18.7 SQ M
TOTAL = 1611 SQ FT / 149.8 SQ M



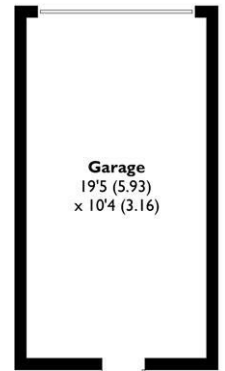
GROUND FLOOR
472 SQ FT / 43.9 SQ M



FIRST FLOOR
470 SQ FT / 43.7 SQ M



SECOND FLOOR
468 SQ FT / 43.5 SQ M



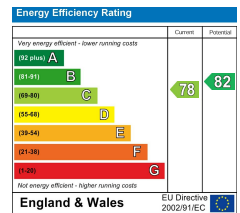
Garage
19'5 (5.93) x 10'4 (3.16)
(Not Shown In Actual Location / Orientation)

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 (ID1293888)
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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.

