



35 Andeferas Road, Andover, SP10 4NF
Guide Price £595,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a quiet cul-de-sac on the sought after Saxonfields development to the north side of Andover, Graham & Co are privilege to bring to the market this stunning detached family home which has been extended at the rear and lovingly upgraded and modernised by the present owners to the highest standard. The property itself benefits from an entrance hall with cloakroom, living room with views to front and a separate study. A spacious open plan high end fitted kitchen with built-in appliance and island leads to the dining and family area, utility. To the first floor there are four double bedrooms all with built-in wardrobes, en-suite to the master bedroom and family bathroom, gas central heating and double glazing. Outside a driveway leads to the double garage with the rear garden well landscaped with low maintenance in mind having a large paved area, artificial lawn and a home office/gym.



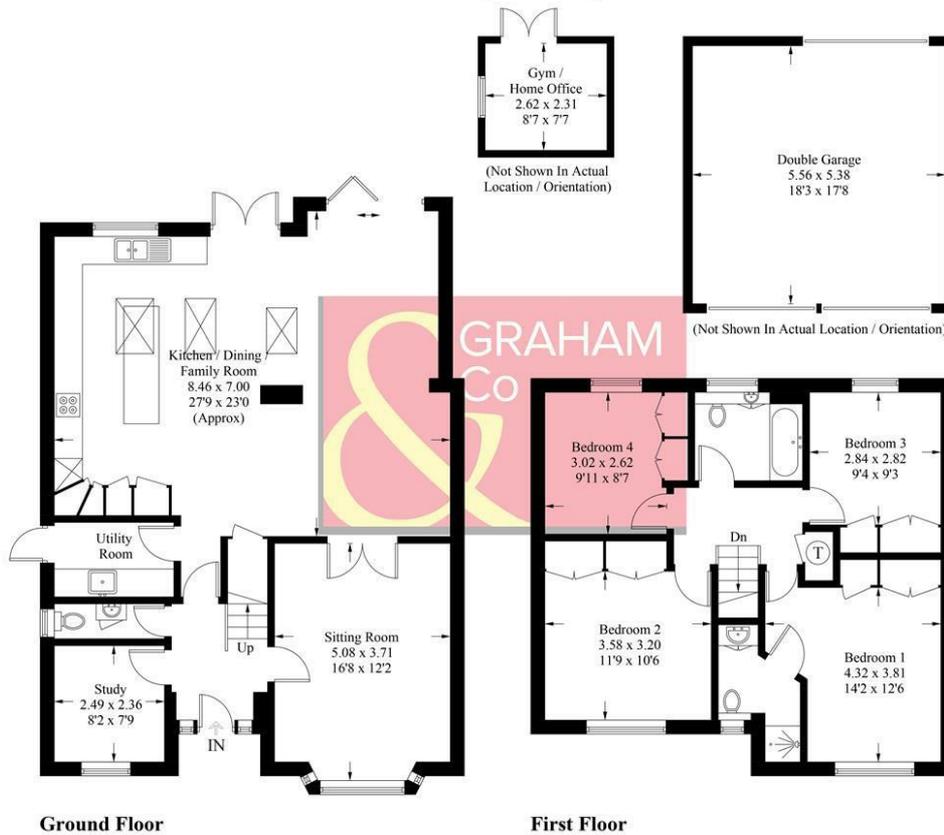


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.



Andereras Road, SP10

Approximate Gross Internal Area = 158.6 sq m / 1707 sq ft
 Outbuildings = 35.9 sq m / 386 sq ft
 Total = 194.5 sq m / 2093 sq ft



Ground Floor

First Floor

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 (ID1131044)

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(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	67	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

Tax Band: E



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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.

