



9 The Willows, Andover, SP10 2NN
Guide Price £525,000



9 The Willows, Andover, Guide Price £525,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a well presented detached four bedroom family home positioned on a fantastic favorable plot and situated within a highly popular and quiet cul de sac within walking distance of the town centre. Offering over 1400 square feet, the accommodation comprises an entrance hall, cloakroom, modern fitted kitchen with a utility room, a living room as well as a dining room. Upstairs there are four bedrooms including the master bedroom which benefits from an ensuite shower room as well as a family bathroom. Outside there is a great sized garden offering almost a second garden at the side due to the enviable position the property is sat on. To the front there is a garage with driveway parking.





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.

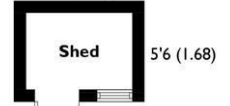




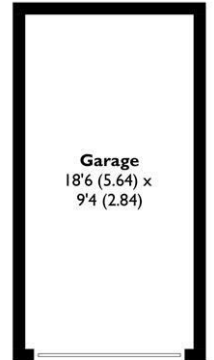
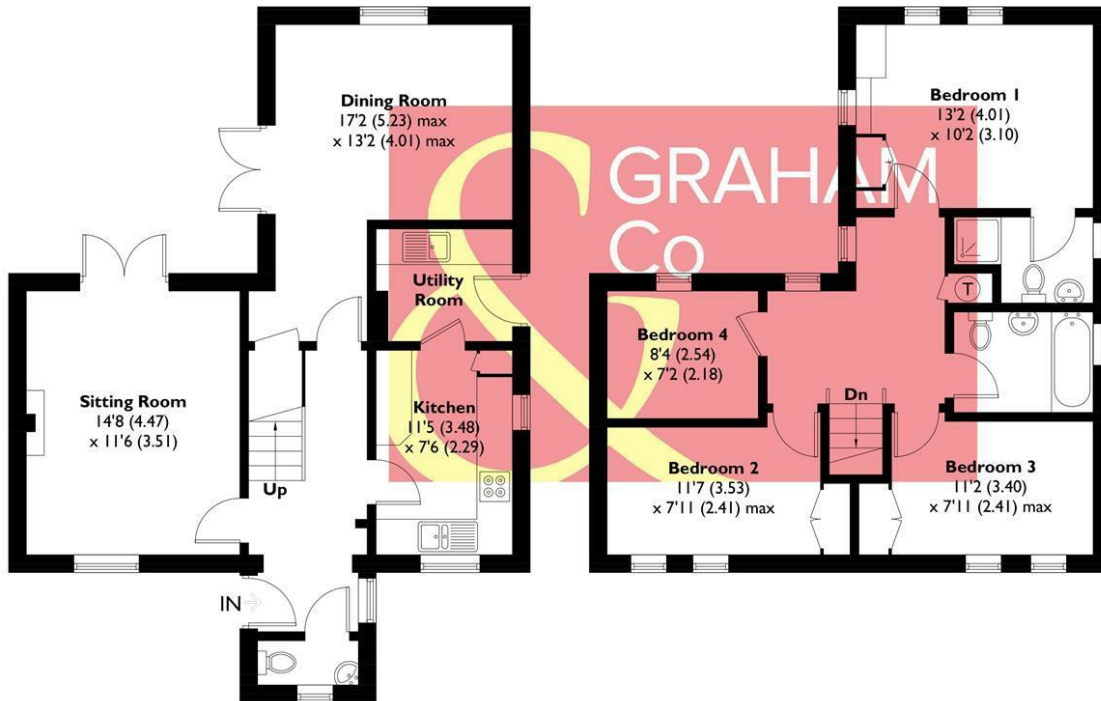
APPROXIMATE GROSS INTERNAL AREA = 1221 SQ FT / 113.4 SQ M
GARAGE / SHED = 198 SQ FT / 18.4 SQ M
TOTAL = 1419 SQ FT / 131.8 SQ M



7'3 (2.21)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

GROUND FLOOR
634 SQ FT / 58.9 SQ M

FIRST FLOOR
587 SQ FT / 54.5 SQ M

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 (ID1296385)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			85
(81-94) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



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.

