



5 Topaz Drive, Andover, SP10 3ED
Guide Price £350,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the highly desirable area of Topaz Drive, Andover, this charming semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed cloakroom with a WC. The inviting lounge provides a warm space for relaxation, while the expansive kitchen/diner is ideal for family meals and entertaining guests. Adjoining the kitchen is a delightful conservatory, which floods the space with natural light and offers a lovely view of the rear garden.

The first floor boasts three generously sized bedrooms, including a master suite complete with an en suite bathroom for added privacy and convenience. A family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the property features a well-maintained rear garden, perfect for outdoor activities or simply enjoying the fresh air. The driveway provides convenient parking, complemented by a garage for additional storage or vehicle space.

This home is ideally situated within close proximity to Portway School and Harrow Way School, making it an excellent choice for families. Furthermore, Andover Train Station and the town centre are within walking distance, offering easy access to local amenities and transport links.



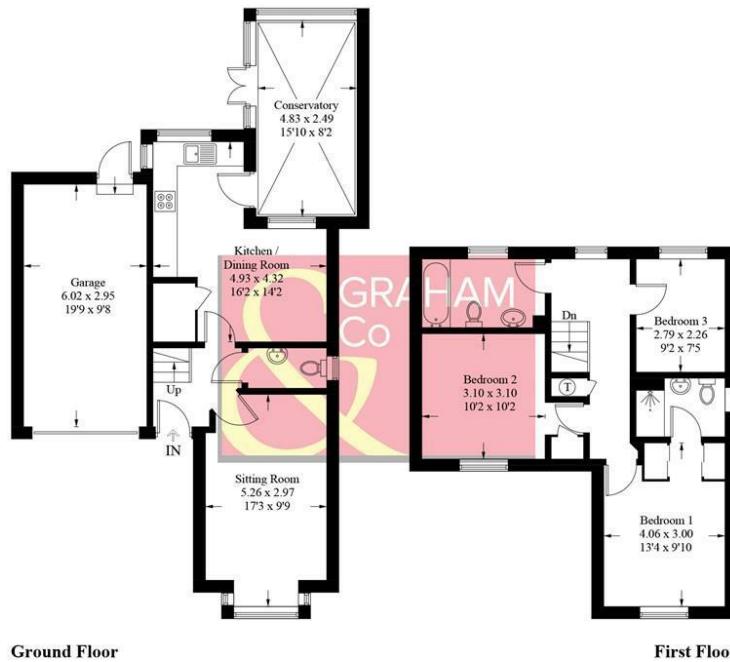


Topaz Drive is situated within the Bryant Homes development formerly known as Weyhill Park, and is a development of two, three and four bedroom homes that can only be described as exclusive. The well-regarded local development offers buyers not only a central location but also easy access onto the major commuter roads. Situated less than two miles from the town centre, you will find no shortage of shops, supermarkets and necessary amenities for modern life. Alternatively, Basingstoke and Southampton have excellent central shopping facilities and the cathedral cities of both Winchester and Salisbury are well worth a visit. As for the children, it is reassuring to know that there is a good choice of local schools. The A303 joins the M3 at Basingstoke to provide access to London and the South Coast and there are regular trains from Andover station to London Waterloo in just over an hour. When you want to relax you are spoilt for choice with the leisure facilities which include health & leisure centres, golf clubs and cricket and rugby clubs. Alternatively, Andover is surrounded by some picturesque villages to explore and enjoy.



Topaz Drive, SP10

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 118.4 sq m / 1274 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 (ID1205764)

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(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	71
EU Directive 2002/91/EC			

Tax Band: G



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