



1 Hanson Road, Andover, SP10 3HL
Price Guide £359,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sought after location just a short stroll to the train station, local shops, hospital and the town centre, Graham & Co are delighted to bring to the market this extended semi-detached character cottage. The property offers excellent accommodation over two floors comprising entrance hall, living room, dining room and a fitted kitchen/breakfast room, cloakroom. To the first floor there are three bedrooms and a five piece bathroom, gas central heating and double glazing. Outside a driveway provides off road parking and leads to the car port and garage with the rear garden off good size comprising patio and lawn, mature shrubs, all enclosed.



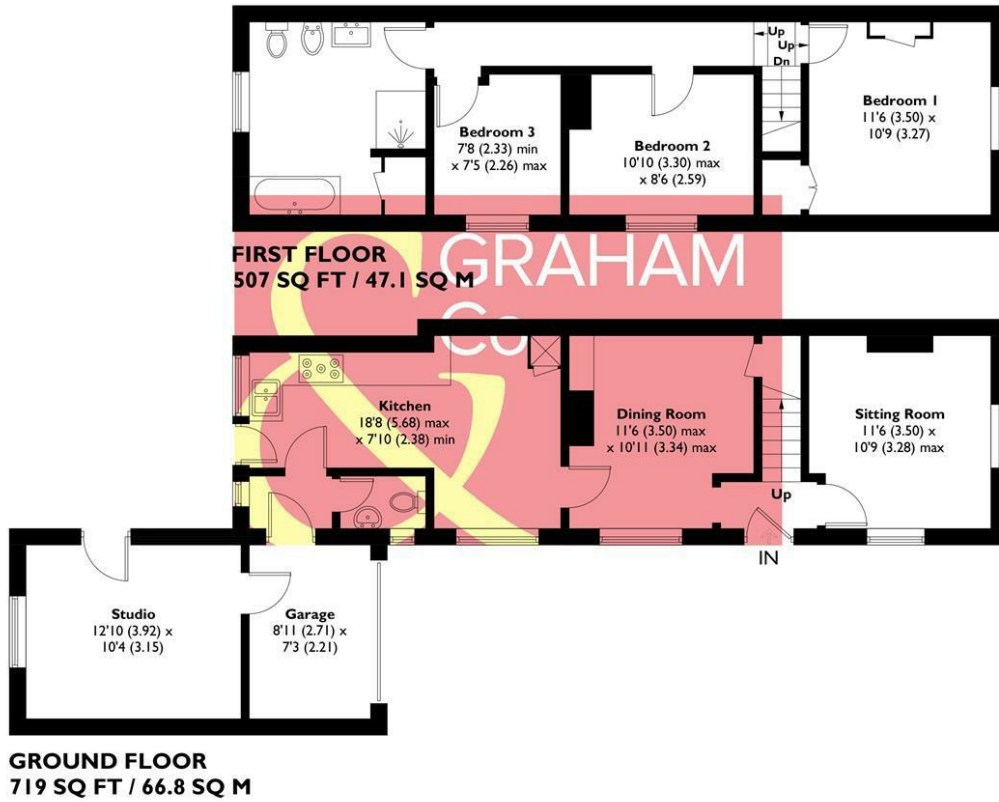


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1226 SQ FT / 113.9 SQ M
(INCLUDING GARAGE / STUDIO)**

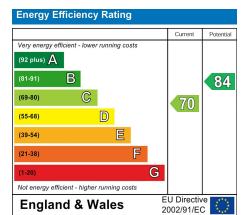


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1305500)
Produced for Graham & Co

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