



24 Ash Tree Road, Andover, SP10 3BY  
Guide Price £345,000



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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with a short established chain, an extended two bedroom semi detached home situated on a popular tree lined residential road close to local amenities. The accommodation spans over 1100 square feet and comprises a porch, entrance hall, open plan living/dining room, kitchen and a conservatory. Upstairs there are two double bedrooms with storage and a family bathroom. Outside there is a large rear garden fully enclosed and laid to lawn. The front aspect has a large driveway and a garage with a door in to the conservatory.



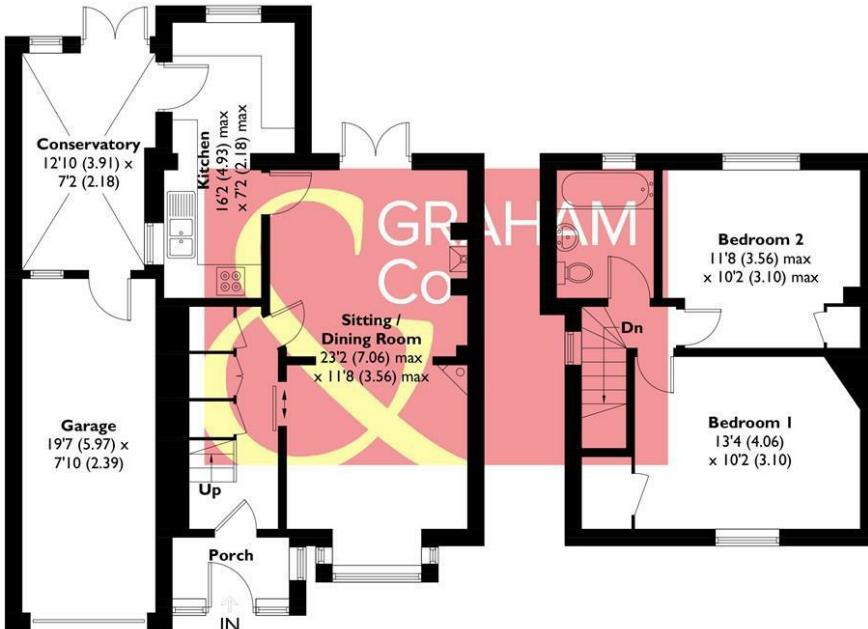


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1124 SQ FT / 104.5 SQ M  
(INCLUDING GARAGE)



**GROUND FLOOR  
(INCLUDING GARAGE)**  
766 SQ FT / 71.2 SQ M

**FIRST FLOOR**  
358 SQ FT / 33.3 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 (ID1266686)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(58-68) D			
(39-57) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Tax Band: C



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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.