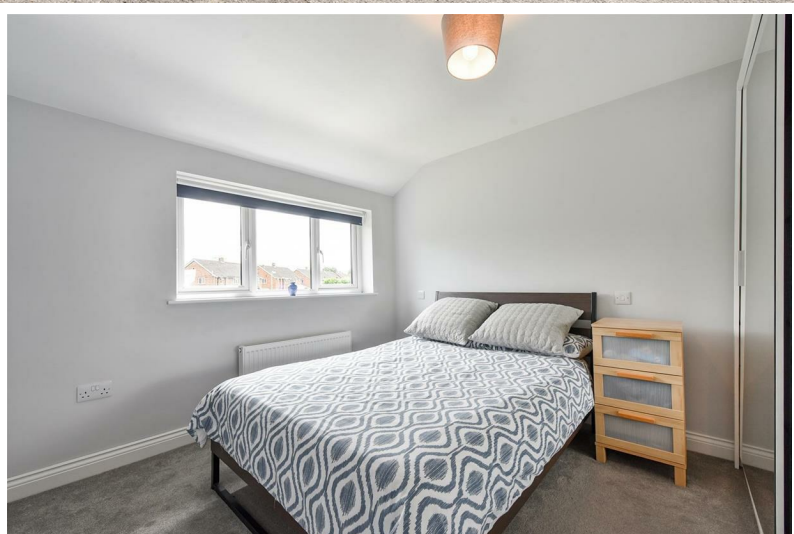




53 Colenzo Drive, Andover, SP10 1JJ
Guide Price £395,000



53 Colenzo Drive, Andover, Guide Price £395,000

PROPERTY DESCRIPTION BY Miss Molly Scruton

Nestled in the desirable area of Colenzo Drive, Andover, this charming semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open lounge features a stylish glass banister staircase, creating an inviting atmosphere that flows seamlessly into the newly fitted kitchen diner. This contemporary kitchen is designed for both functionality and style, complete with doors that open directly into the expansive rear garden, perfect for entertaining or enjoying a quiet afternoon.

The ground floor also boasts a newly installed shower room, adding convenience for guests and family alike. A separate study, with its own access to the garden, provides an excellent space for remote work or study, ensuring that you can maintain productivity in a peaceful environment.

Upstairs, you will find three spacious bedrooms, each offering ample natural light and comfort, alongside a family bathroom that caters to all your needs. The property is further enhanced by a double garage, providing generous storage or parking options, and a driveway that accommodates up to five vehicles, ensuring that parking is never a concern.

The large rear garden is a standout feature, offering a private outdoor space for relaxation, gardening, or play. This semi-detached house on Colenzo Drive is not just a home; it is a lifestyle choice, combining modern amenities with a welcoming community atmosphere. Don't miss the opportunity to make this delightful property your own.



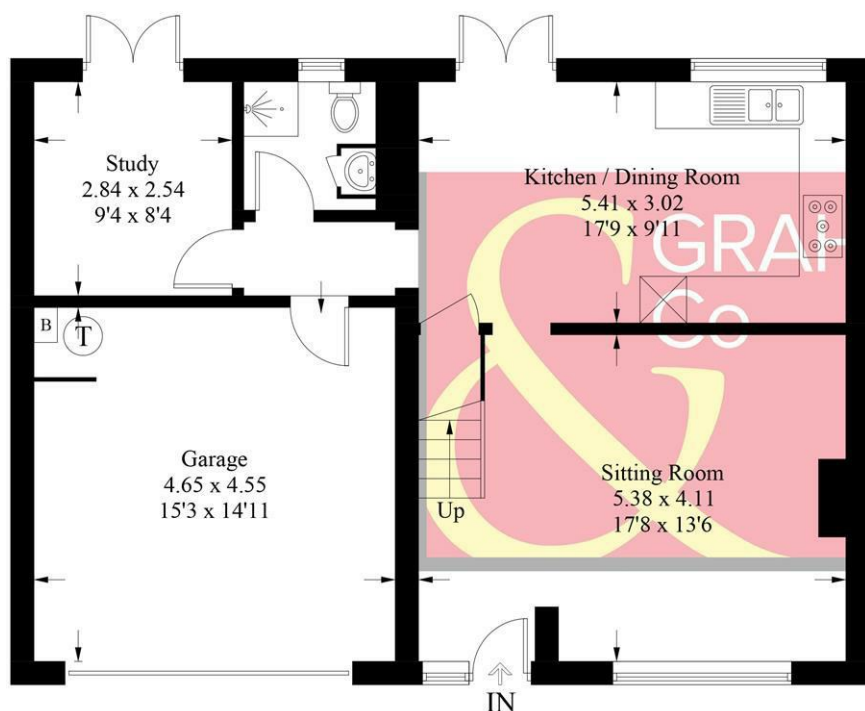


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.

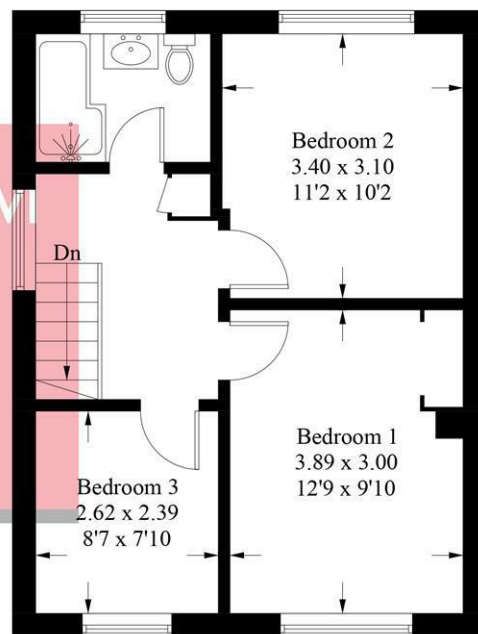


Colenzo Drive, SP10

Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft
(Including Garage)



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 (ID1211678)

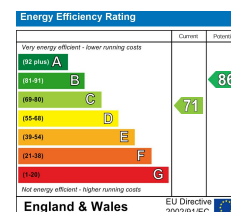
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.