



**54 Topaz Drive, Andover, SP10 3EE**  
**Guide Price £375,000**



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#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this beautifully presented three bedroom family home sat on a highly desirable development built by Bryant homes. The location benefits from having a fantastic school catchment as well as being a short distance from the town centre and train station. The accommodation comprises an entrance hall, living room, modern fitted kitchen diner and a downstairs cloakroom. Upstairs, there is a family bathroom and three bedrooms including the master which also has an ensuite shower room. The rear garden has been recently landscaped with lawn and patio surround and two gates with one leading to the driveway and garage.



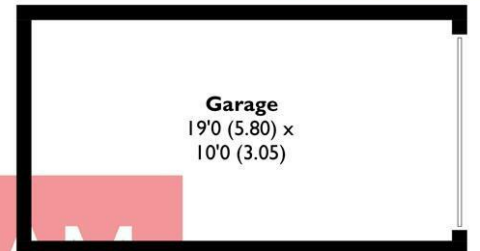


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

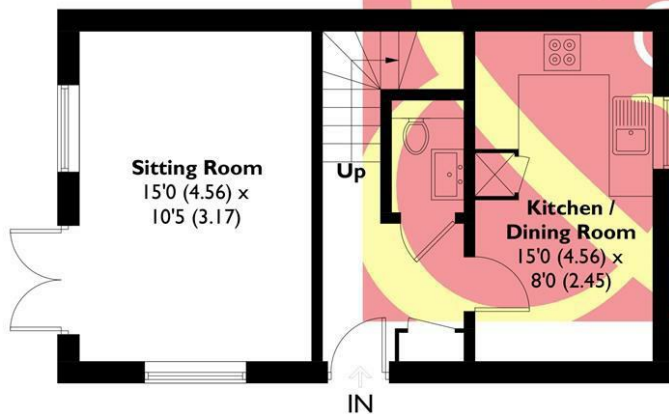




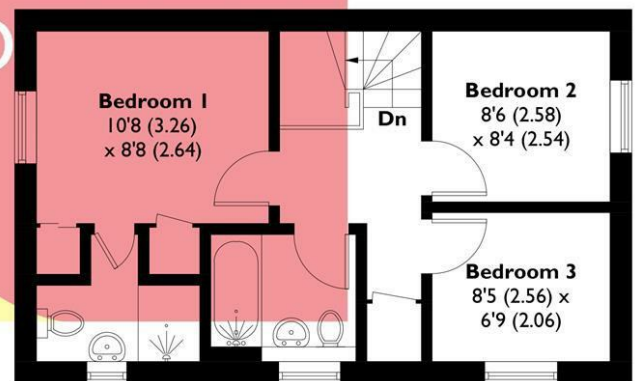
**APPROXIMATE GROSS INTERNAL AREA = 777 SQ FT / 72.2 SQ M**  
**GARAGE = 190 SQ FT / 17.7 SQ M**  
**TOTAL = 967 SQ FT / 89.9 SQ M**



(Not Shown In Actual Location / Orientation)



**GROUND FLOOR**  
**391 SQ FT / 36.3 SQ M**



**FIRST FLOOR**  
**386 SQ FT / 35.9 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 (ID 1308205)

Produced for **Graham & Co**

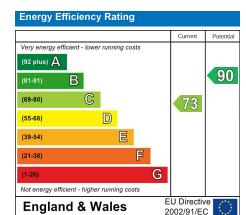
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

