



17 Burnhams Close, Andover, SP10 4NJ
Guide Price £475,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this well presented four bedroom detached family home tucked away within Saxon fields, a popular residential area developed in the 1990's. with over 1400 square feet of living space offered, the spacious accommodation comprises an entrance hall, living room, cloakroom, snug/dining area and a modern fitted kitchen with doors in to the garage/utility and rear garden. Upstairs there is a family bathroom, master bedroom with an ensuite shower room as well as three other bedrooms. The rear garden is enclosed and mostly laid to lawn with side gate access to the front.



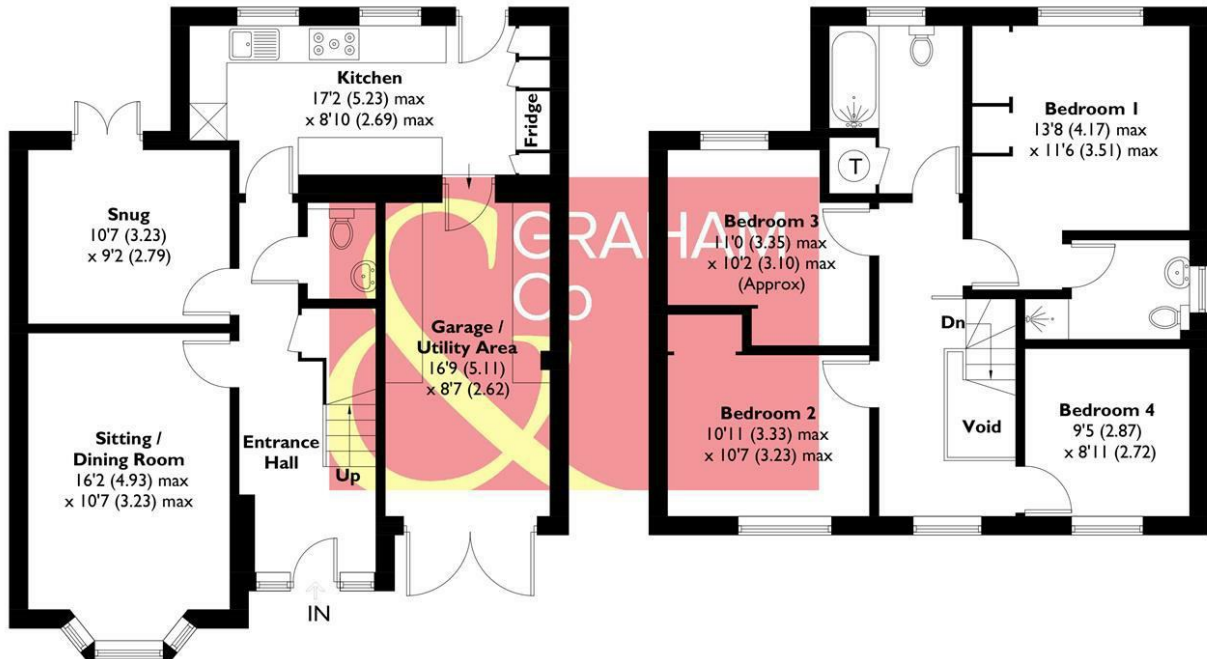


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.





**APPROXIMATE GROSS INTERNAL AREA = 1408 SQ FT / 130.8 SQ M
(INCLUDING VOID)**



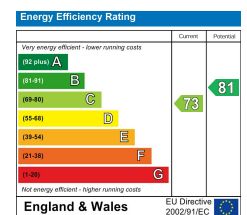
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1254309)
Produced for Graham & Co

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