



66 Watermills Close, Andover, SP10 2ND
Asking Price £325,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in the sought-after Watermills Close, this extended semi-detached family home offers an ideal blend of modern living and convenience. Located within easy reach of Andover town centre, Watermills Park, and the picturesque villages of The Clatfords, this property provides a fantastic lifestyle opportunity. Boasting a thoughtfully designed double-storey side extension, the home now features a stunning open-plan kitchen/dining room. This contemporary space is complete with bi-fold doors leading to the rear garden, an island unit, and a stylish range of eye and base units. Adjacent is a practical utility room offering additional storage and space for a washing machine and tumble dryer. A downstairs cloakroom complements the ground floor layout, while the sitting room provides a welcoming retreat for relaxation. Upstairs, the property comprises three well-proportioned bedrooms, including a master with an en-suite shower room. The family bathroom is beautifully appointed, ensuring comfort and functionality for all. The exterior is equally impressive, with an enclosed rear garden that boasts a sunken patio seating area directly abutting the house—ideal for outdoor entertaining. Gated side access leads to a single garage, equipped with power and light, as well as a door to the garden and a roller door to the front. Driveway parking to the side completes this appealing package.



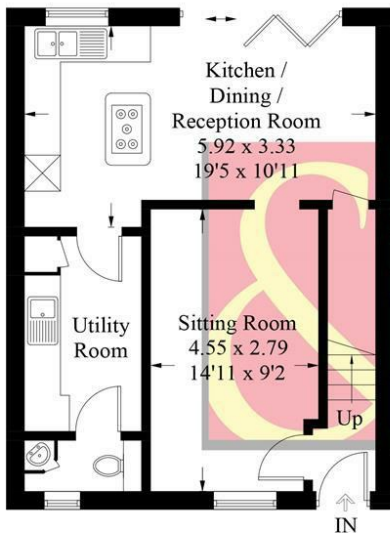


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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

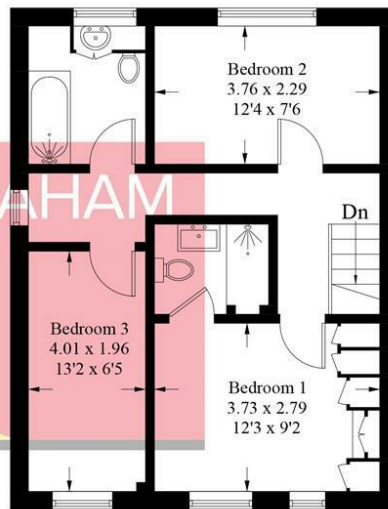


Watermills, SP10

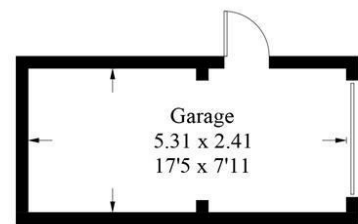
Approximate Gross Internal Area = 91.2 sq m / 982 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 103.9 sq m / 1119 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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 (ID1152828)

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	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		86
(81-94) B	75	
(69-80) C		
(55-68) D		
(39-54) 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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