



9 Longden Close, Andover, SP11 6LD
Guide Price £475,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Set within a peaceful residential setting and enjoying a pleasant outlook over surrounding greenery and nearby walking routes, this beautifully presented detached family home offers generous and versatile accommodation ideal for modern living.

The ground floor provides a welcoming entrance hall leading to multiple reception spaces, including a comfortable sitting room and a separate family room, perfect for both relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, offering an excellent social space with direct access to the garden, complemented by a practical utility room and ground floor cloakroom.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom with its own en suite facilities. The remaining bedrooms are served by a modern family bathroom, making this an ideal layout for growing families or those requiring flexible home-working space.

Outside, the property benefits from a driveway providing ample off-road parking and access to a detached garage. The garden offers a pleasant outdoor space to enjoy, with the added advantage of nearby green spaces and scenic walks, enhancing the home's peaceful and family-friendly appeal.

A well-balanced home combining comfort, practicality and an attractive setting, perfectly suited to those seeking a quiet location with easy access to outdoor amenities.



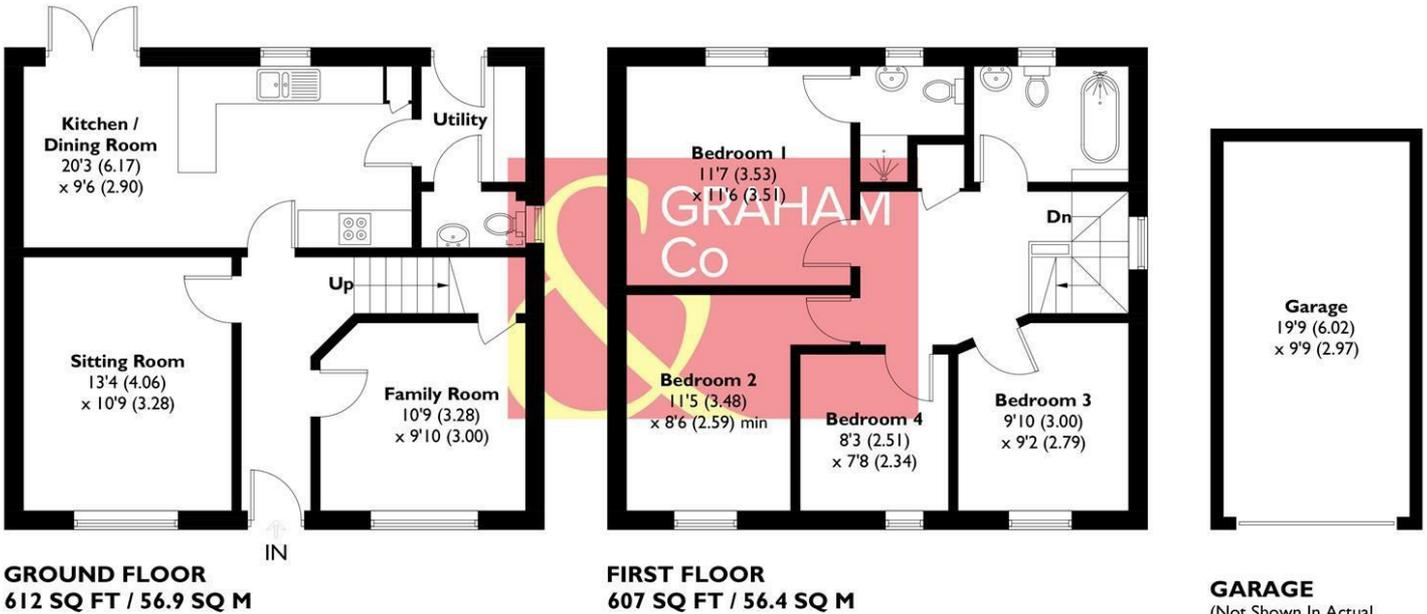


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





APPROXIMATE GROSS INTERNAL AREA = 1219 SQ FT / 113.3 SQ M
GARAGE = 190 SQ FT / 17.7 SQ M
TOTAL = 1409 SQ FT / 131 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 (ID1279636)
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95 plus) A | | | 94 |
| (81-91) B | | 83 | |
| (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: E



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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.

