



5 Winchester Gardens, Andover, SP10 2EH
Price Guide £575,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul de sac location in the sought after Winchester Gardens, Graham & Co are delighted to offer for sale this impressive detached family home benefited from well planned family accommodation over two floors. The property itself benefits from an entrance porch leading to a spacious entrance hall and cloakroom, living room with circular bay window to front, separate dining room leading to the conservatory and on to the rear garden, fitted kitchen/breakfast room. To the first floor there are four bedrooms one having shower area, family bathroom and separate W.C. Outside a driveway provides off road parking for several cars leading to the garage, the rear garden is of good size and comprises patio area , lawn , flower and shrub beds, enclosed by fencing.



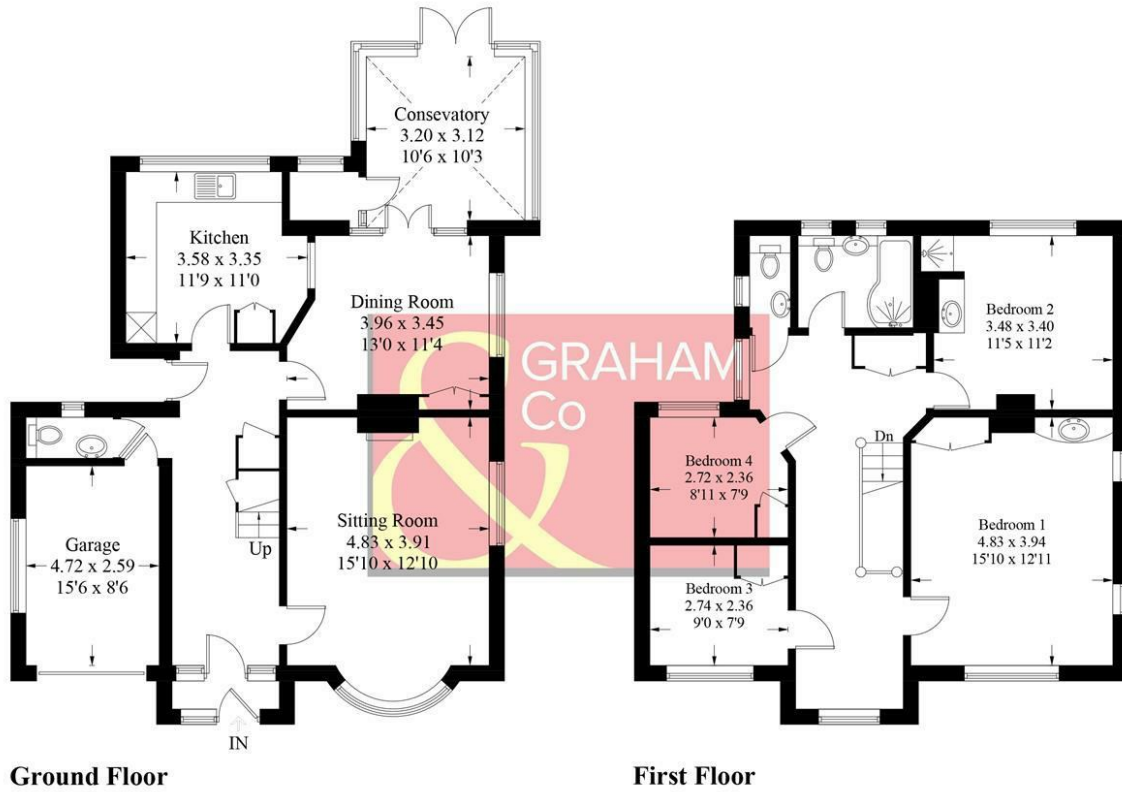


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Winchester Gardens, Andover, SP10

Approximate Gross Internal Area = 146.8 sq m / 1580 sq ft
 Garage = 10.1 sq m / 109 sq ft
 Total = 156.9 sq m / 1689 sq ft



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 (ID625933)

DIRECTIONS

From our office in London Street, proceed to the roundabout and carry straight across into Winchester Road. Take the third turning on the left hand side into Winchester Gardens.

Energy Efficiency Rating		Current	Target
100 kWh/m ² A	101 kWh/m ² B		
109 kWh/m ² C	115 kWh/m ² D		
125 kWh/m ² E	137 kWh/m ² F		
153 kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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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.