



12 Mundy Road, Andover, SP11 6UZ
Asking price £425,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market large, versatile and spacious family home situated on the fringes of a highly regarded development over looking a small green. The accommodation comprises of a spacious and welcoming hallway, cloakroom, study, lounge, dining room and a kitchen/breakfast room.

Upstairs there are four double bedrooms with the largest benefiting from having an en suite shower room. There is also a three piece suite family bathroom with a shower above the bath.

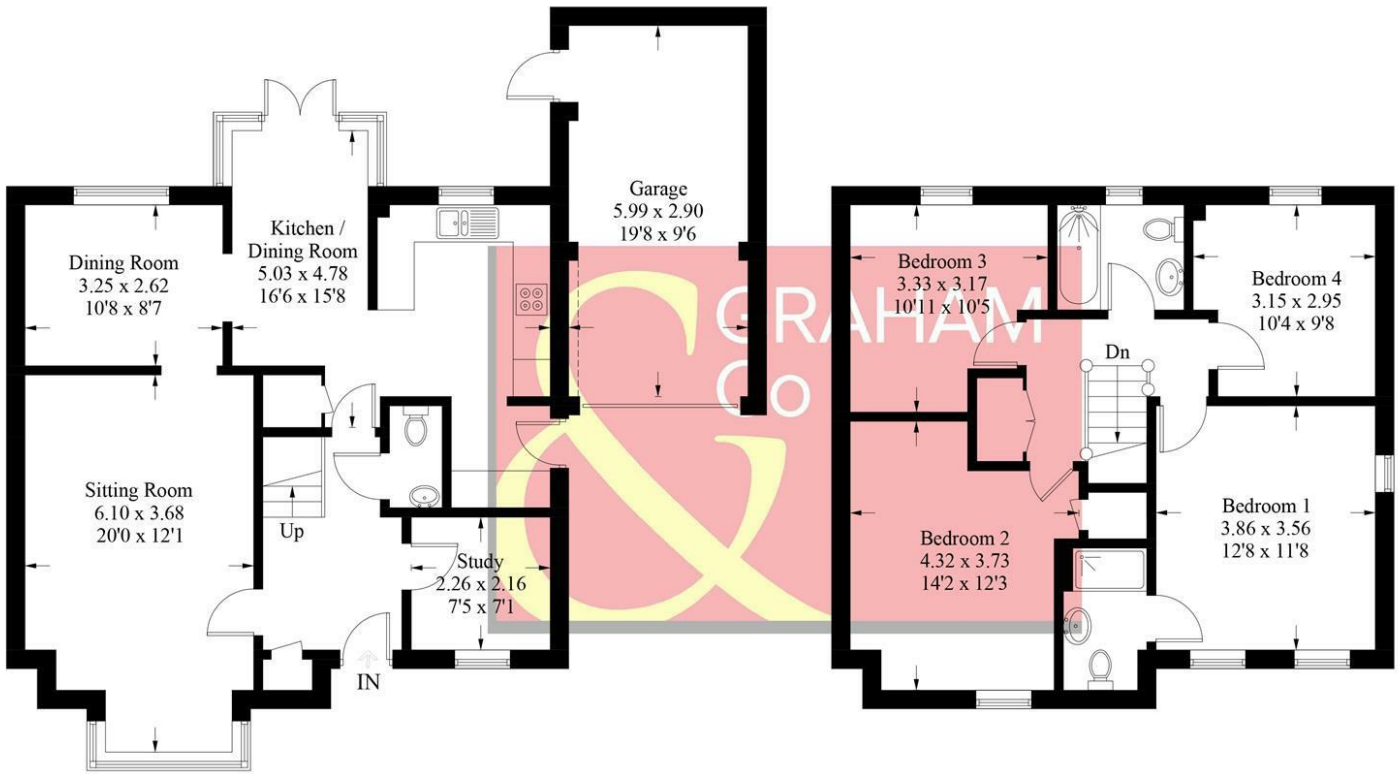
Outside there is a fully enclosed two tier garden ideal for a growing family. To the front there is a large driveway leading to the single up and over garage with a courtesy door from the garden.





Mundy Road

Approximate Gross Internal Area = 132.9 sq m / 1431 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 150.4 sq m / 1619 sq ft



Ground Floor

First Floor

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 (ID672539)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit. Take the second turning on the right into London Road and proceed to the Walworth roundabout. Take the second exit left into Walworth Road and proceed into the village of Picket Piece. Follow the road through the village and at the roundabout, turn into the development. Follow the road up the hill, bear right, into Mundy Road.

Energy Efficiency Rating		Current	Potential
100 (most efficient) - lower running costs	A		93
69 (A1) - 92 (B)	B	84	
55 (B1) - 68 (C)	C		
49 (C1) - 54 (D)	D		
35 (D1) - 48 (E)	E		
21 (E1) - 34 (F)	F		
1 (F1) - 20 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



OPEN 7 DAYS

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01264 356500

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.