

4 Anton Road, Andover, SP10 2EN
Guide price £600,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Offered to the market, in one of Andover's most sought after roads, this the well-appointed detached family home, situated within a moment's walk of the town centre & the open space of Watermills park which leads into Rooksbury Mill nature reserve. The extended accommodation comprises in brief: entrance hall, cloakroom/shower room, kitchen, utility room, sitting room/dining room, further family room, study, storage room to the ground floor and five bedrooms two en-suites shower rooms and family bathroom completes the first floor. There is also an additional loft room for easy access storage or further use. The property is complimented with a good size enclosed rear garden which houses a bespoke timber out building/home office ideal for home working.



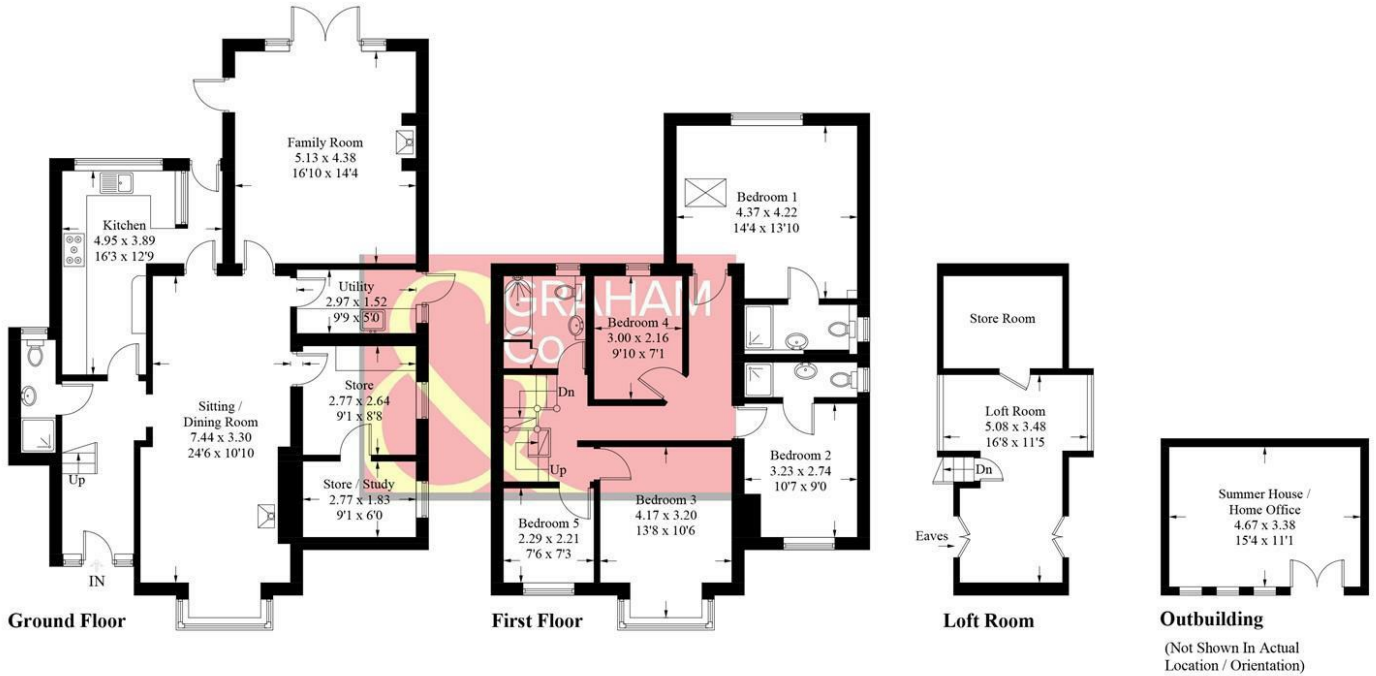


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Anton Road, Andover, SP10

Approximate Gross Internal Area = 177.3 sq m / 1908 sq ft
 Loft Room = 21.8 sq m / 235 sq ft
 Outbuilding = 15.8 sq m / 170 sq ft
 Total = 214.9 sq m / 2313 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 (ID615545)

DIRECTIONS

From our office in London Street proceed to the roundabout. Carry straight across into Winchester Road and take the third turning on the right-hand side into Anton Road.

Energy Efficiency Rating		
	Current	Potential
180+ (A)		
155-179 (B)		
135-154 (C)	71	80
115-134 (D)		
95-114 (E)		
75-94 (F)		
55-74 (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.

