



2 Tyrells Croft, Andover, SP10 2PD  
Asking Price £575,000



2 Tyrells Croft, Andover,  
Asking Price £575,000

PROPERTY DESCRIPTION BY Mr Nick King

**\*\*SOLD WITH NO ONWARD CHAIN\*\***

Tyrells Croft is located in a small close just off London Road, within walking distance of the Town Centre. This five bedroom detached family home has been upgraded and modernised throughout, and is offered in a contemporary style. The property benefits from an entrance hall with oak flooring and oak staircase to the first floor, cloakroom, living room, conservatory, dining room, recently fitted kitchen and utility completing the downstairs. Upstairs there are five bedrooms with the master having an en-suite shower room, along with a family bathroom. Outside there is garage and car port with further parking on the double driveway. The rear garden has decked area leading to the lawn and flower and shrub beds.





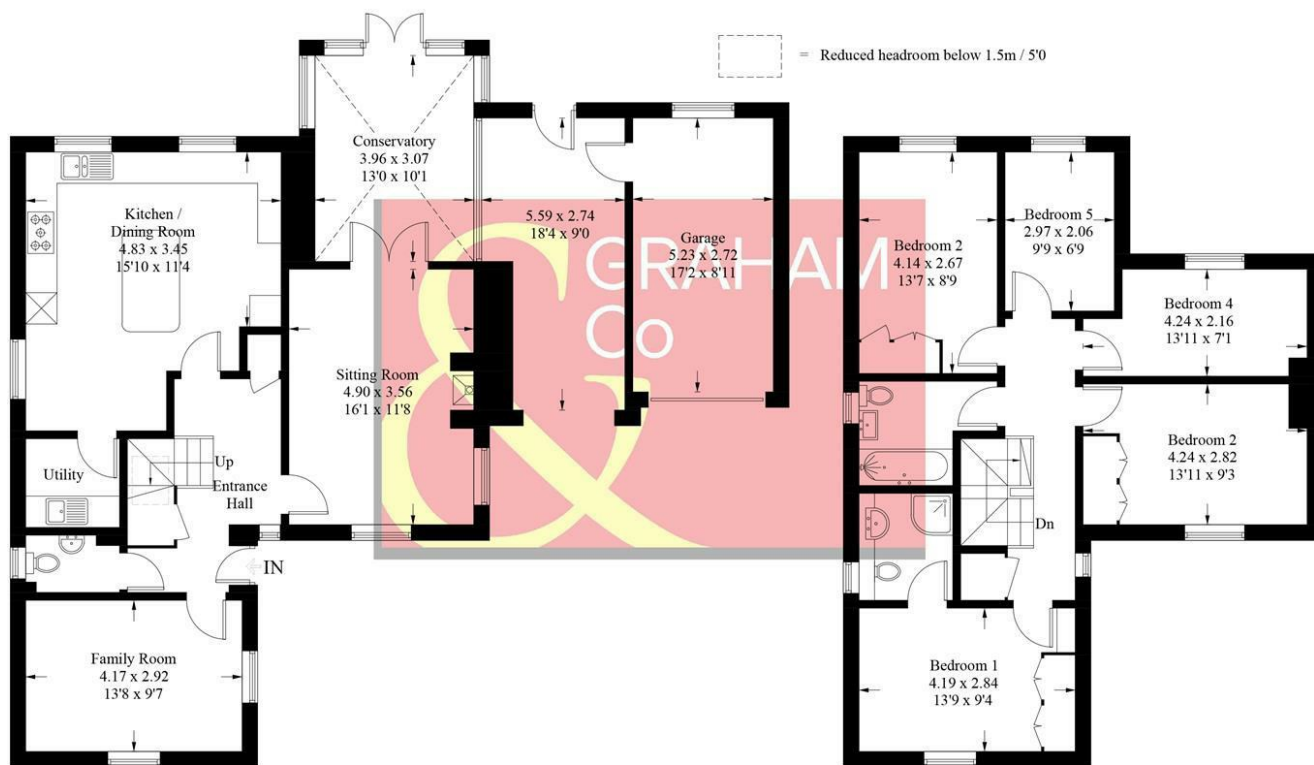
#### Andover Profile

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.



# Tyrells Croft, SP10

Approximate Gross Internal Area = 156.6 sq m / 1686 sq ft  
 Garage = 28.8 sq m / 310 sq ft  
 Total = 185.4 sq m / 1996 sq ft



**Ground Floor**

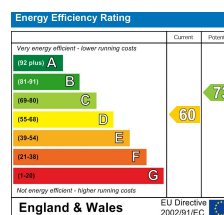
**First Floor**

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 (ID722576)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Take the second turning on the right into London Road. Proceed for 0.4 miles taking your 4th left, just before the cricket pitch. The property is the 2nd on the left inside Tyrells Croft.



Tax Band: F



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**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.