



37 Olympic Park Road, Andover, SP11 6RX
Guide Price £430,000



37 Olympic Park Road, Andover,
Guide Price £430,000

PROPERTY DESCRIPTION BY Mr Ben Cox

Graham & co are delighted to offer for sale this stunning detached family home positioned on the edge of the Augusta Park development. The property itself is offered for sale in pristine condition throughout and benefits from an entrance hall with cloakroom, living room open plan fitted kitchen with dining area and double doors to the large conservatory with under floor heating and door to detached garage and separate study room ideal for the working at home lifestyle. To the first floor there are four double bedrooms with the master having en-suite shower room and family bathroom, gas central heating and double glazing. Outside a driveway provides off road parking leading to the garage with the rear garden itself fully enclosed.



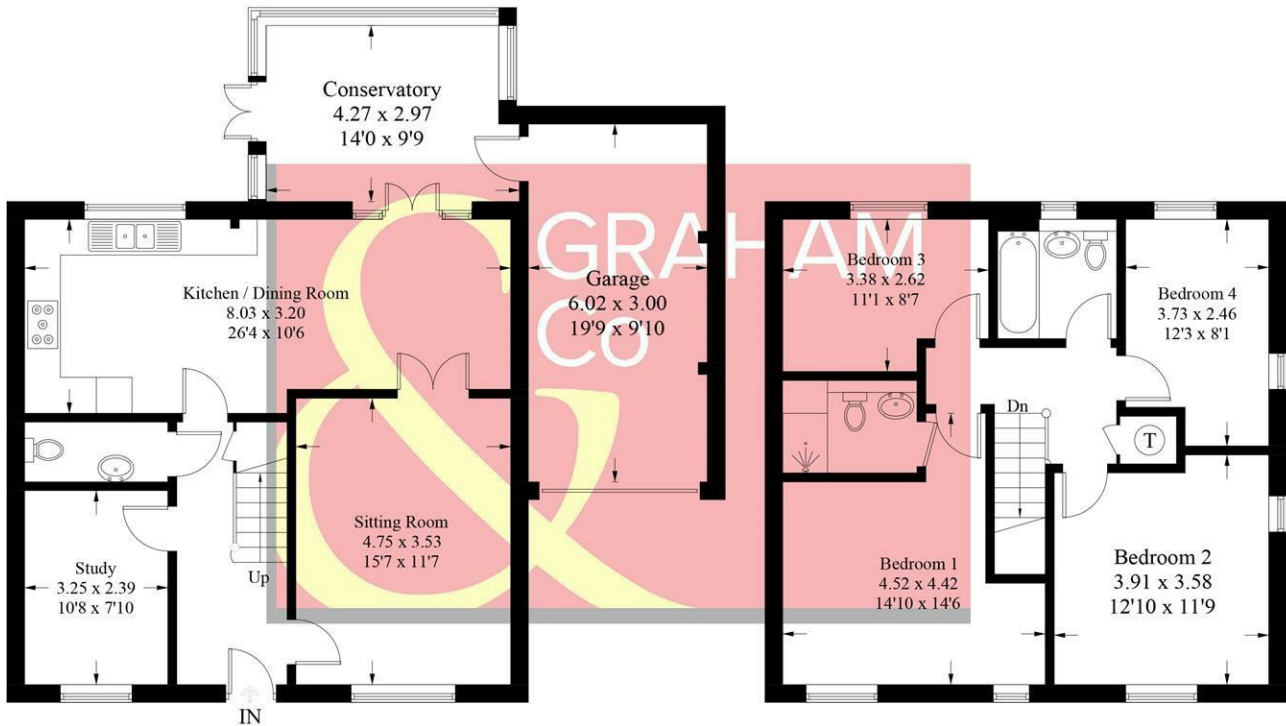


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook.



Olympic Park Road , SP11

Approximate Gross Internal Area = 160.2 sq m / 1724 sq ft
(Including Garage)



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 (ID744390)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the 1st exit into Eastern Avenue. At the Swan Court roundabout take the 2nd exit into New Street. Continue along to the mini roundabout and take the 2nd exit. At the roundabout take the 2nd exit into Newbury Rd, pass the traffic lights and under Enham Arch. At the roundabout take the 2nd exit right into Smannell Road. Take the 2nd left into Icknield Way and follow this road to the top and turn right at the roundabout into East Anton Farm Road where Olympic Park Road will be on your left hand side.

| Energy Efficiency Rating | | Current | Previous |
|---|--------|-------------------------|----------|
| 100 (most A) | 95-100 | | |
| 85 (B) | 81-94 | 81 | 82 |
| 69 (C) | 69-80 | | |
| 54 (D) | 54-68 | | |
| 39 (E) | 39-53 | | |
| 24 (F) | 24-38 | | |
| 9 (G) | 9-23 | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Tax Band: E



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.

