



45 Olympic Park Road, Andover, SP11 6RX
Guide Price £435,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

A carefully considered layout and stylish design makes this four bedroom detached house ideal for family life. The ground floor is home to the living room and the social open plan kitchen/dining area with large breakfast bar, featuring French doors to the conservatory. The dedicated study provides the perfect home for the working from home lifestyle and the downstairs cloakroom and under stairs storage cupboard are welcome practical touches. The four bedrooms and master bathroom can be found on the first floor. The master bedroom has the added luxury of an en suite shower room. Externally you can enjoy the summer with a beautifully landscaped southerly facing rear garden with direct access to the detached garage which is fitted for both power and light. To the front of the home is a further block paved seating area and a good sized driveway all fronting on to mature hedgerow and the edge of the development.



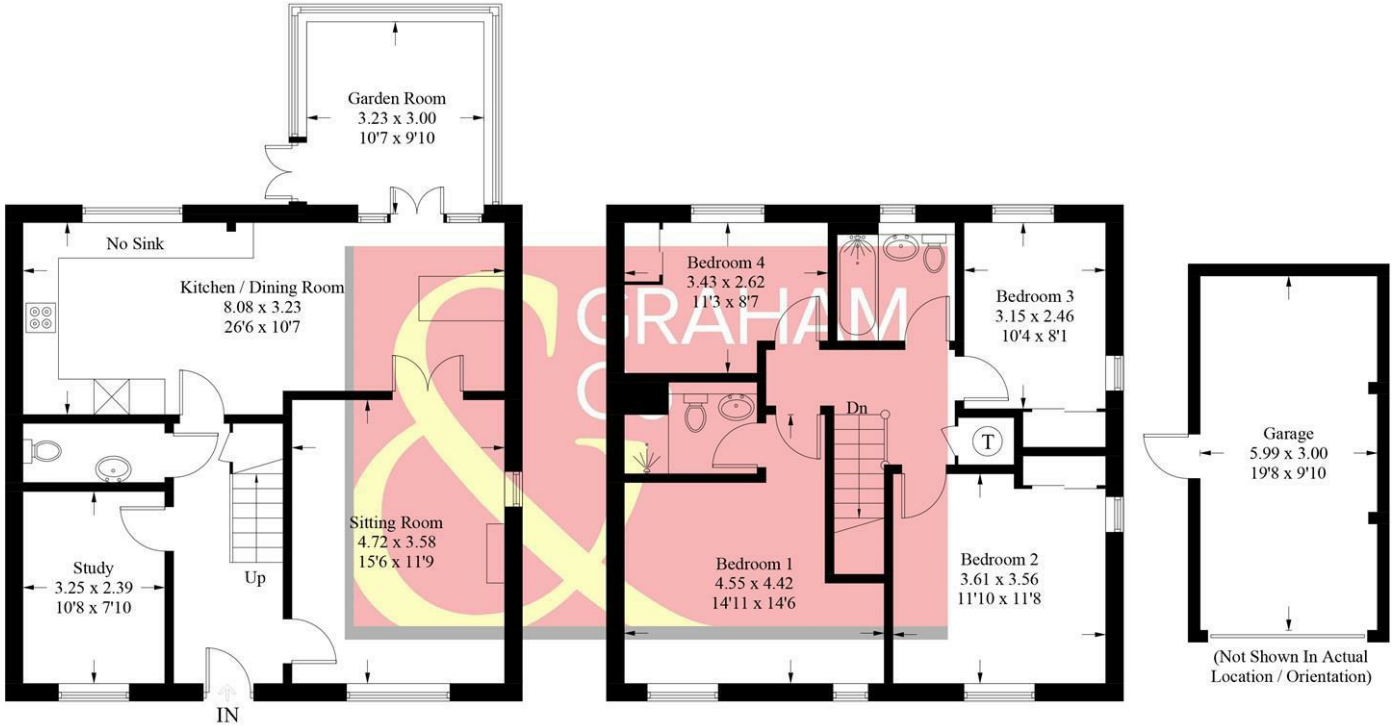


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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, together with 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. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Olympic Park Road, SP11

Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft
 Garage = 18.0 sq m / 194 sq ft
 Total = 155.6 sq m / 1675 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 (ID744389)

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	Potential
100 (most efficient) - lower running costs	A		
81 (A1) - 92 (B7)	B	79	89
69 (C1) - 80 (C7)	C		
55 (D1) - 68 (D7)	D		
39 (E1) - 54 (E7)	E		
21 (F1) - 38 (F7)	F		
1 (G1) - 20 (G7)	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.