



115 Quicksilver Way, Andover, SP11 6TW  
Asking Price £295,000



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#### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market this excellent three bedroom semi detached family home. Idyllically situated on the outskirts of Picket Twenty with views onto fields and large open spaces. The home comprises of entrance hall, lounge, cloakroom, kitchen/diner, three bedrooms, master with an en suite, family bathroom, recently landscaped south facing rear garden. Further benefitting from a garage and allocated parking.



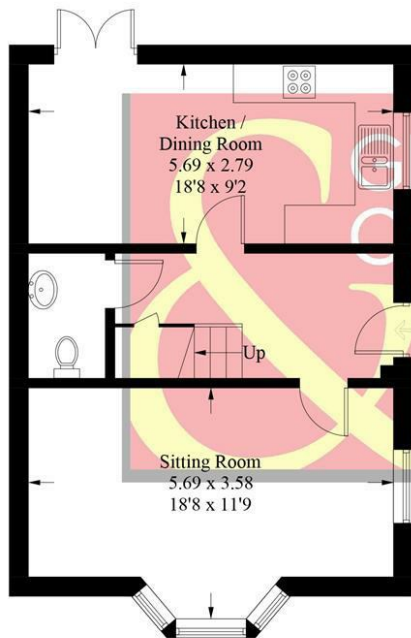


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

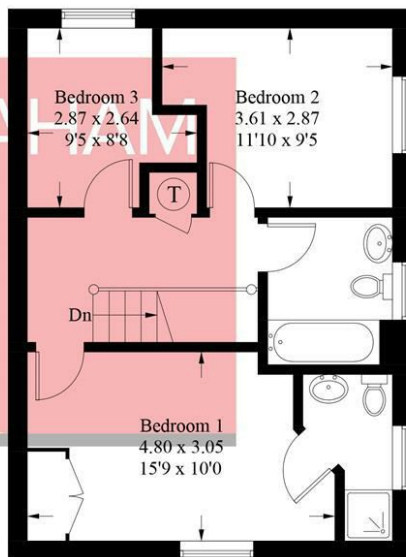


# Quicksilver Way, SP11

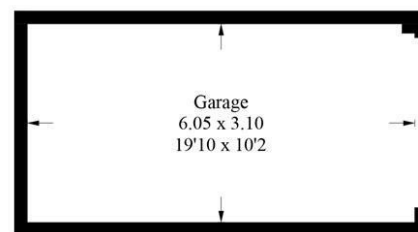
Approximate Gross Internal Area = 92.6 sq m / 997 sq ft  
 Garage = 18.7 sq m / 201 sq ft  
 Total = 111.3 sq m / 1198 sq ft



Ground Floor



First Floor

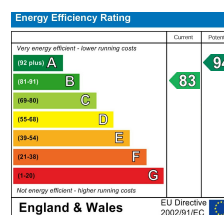


(Not Shown In Actual Location / Orientation)

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 (ID739165)

## DIRECTIONS



Tax Band: D



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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.