



58 Lillywhite Crescent, Andover, SP10 5NA  
Guide Price £475,000



## 58 Lillywhite Crescent, Andover, Guide Price £475,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This well positioned four bedroom detached family home is located on a corner plot with an enclosed partly walled garden. The property is offered with no forward chain and the accommodation in brief comprises: welcoming entrance hall, living room, separate dining room, study, kitchen/dining room, utility room, double garage with courtesy door to utility and downstairs cloakroom. To the first floor you will find four bedrooms, family shower room and en-suite to bedroom one. Externally is a double width driveway, enclosed rear garden and open-plan wraparound front garden.



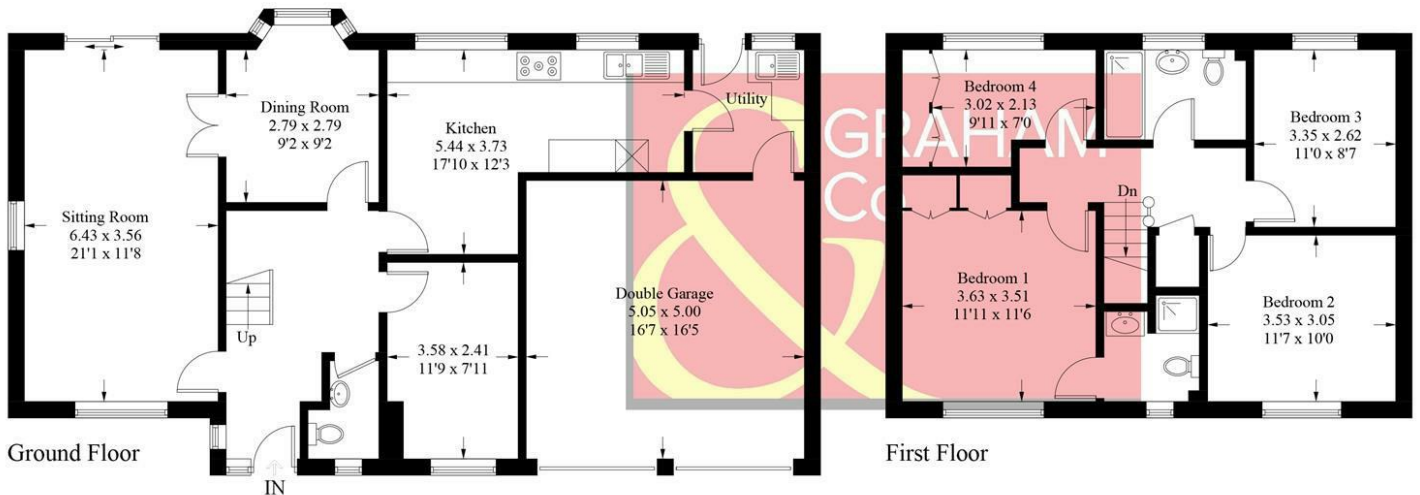


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserves all within walking distance of the town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



# Lillywhite Crescent, SP10

Approximate Gross Internal Area = 162.8 sq m / 1752 sq ft  
(Including Garage)

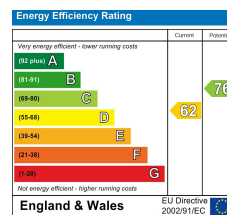


PRODUCED FOR GRAHAM AND CO

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 (ID741098)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Proceed to the next roundabout taking the second exit into New Street. Continue straight over the next two roundabouts into Newbury Road. Proceed straight across the traffic lights and at the next roundabout continue straight over. Proceed over the next two roundabouts, proceeding towards Enham Alamein and take the first turning right. Proceed along and take the second turning on the right into Lillywhite Crescent.



Tax Band: F



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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.