



40 Caerleon Drive, Andover, SP10 4DE  
Asking Price £425,000



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#### PROPERTY DESCRIPTION BY Mr Nick King

Located at the end of a cul-de-sac, with Anton Lakes nature reserve on the doorstep, this four bedroom family home has been modernised and finished to a very high standard throughout. The accommodation comprises of; entrance porch, guest w/c, living room, open plan kitchen/diner, conservatory and utility room. Upstairs there are four bedrooms and a family bathroom. Outside to the rear there is an enclosed garden with two patio areas. To the front the private driveway leads to an internal garage.





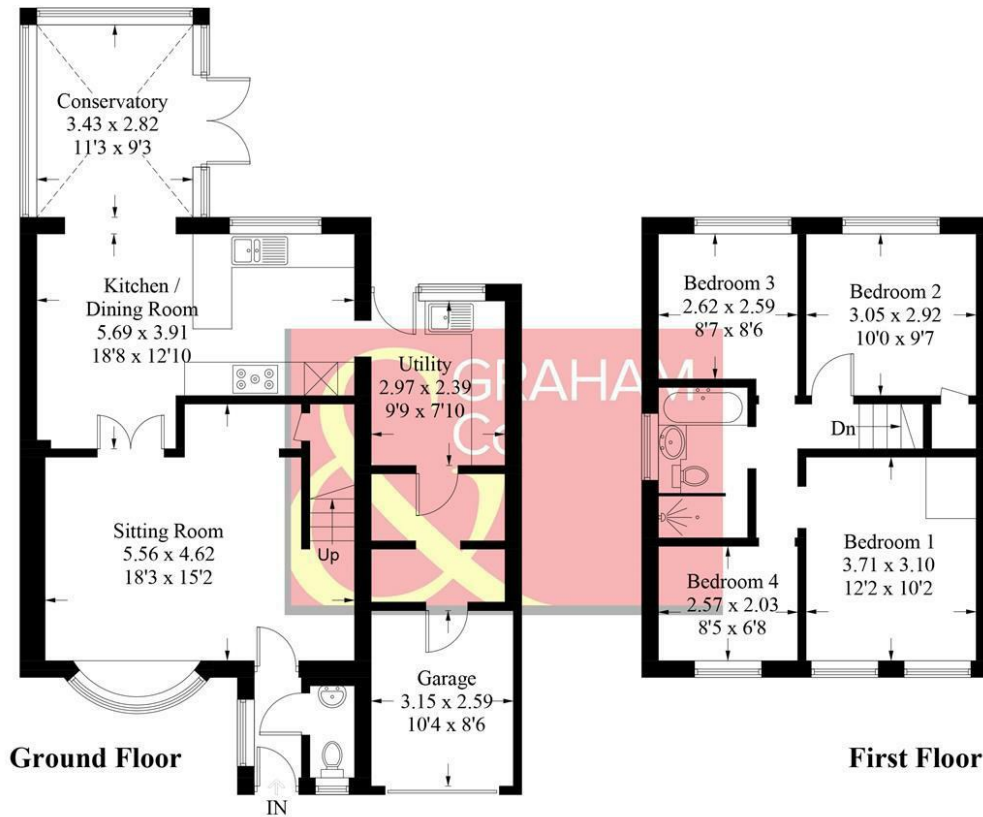
#### Andover Profile

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.



# Caerleon Drive, SP10

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft (Including Garage)

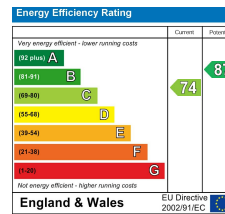


PRODUCED FOR GRAHAM AND CO

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 (ID762088)

## DIRECTIONS

Proceed out of Andover on the Newbury Rd ( A343 ) passing under the railway bridge. At the roundabout take your first exit, continuing on the A343. At the next round about take the first exit onto King Arthur's Way and take your first right onto Meliot Rise and first right onto Caerleon Drive where No 40 will be on your righthand side at the end of the cul-de-sac.



Tax Band: D



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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.