



21 Kings Chase, Andover, SP10 3TH  
Asking Price £299,950



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away at the end of a cul-de-sac location just a short stroll from the train station and town centre, Graham & Co are delighted to bring to the market this spacious four bedroom three storey town house. The accommodation itself comprises an entrance hall with cloakroom, living room/dining room leading to a conservatory and a fitted kitchen with views to from. To the first floor there are two bedrooms with the master having en-suite shower room and family bathroom. To the second floor there are two further bedrooms one with en-suite, gas central heating and double glazing. Outside there is allocated parking with the garden itself of good size positioned to the side and rear having decking areas, lawn, all enclosed by fencing.



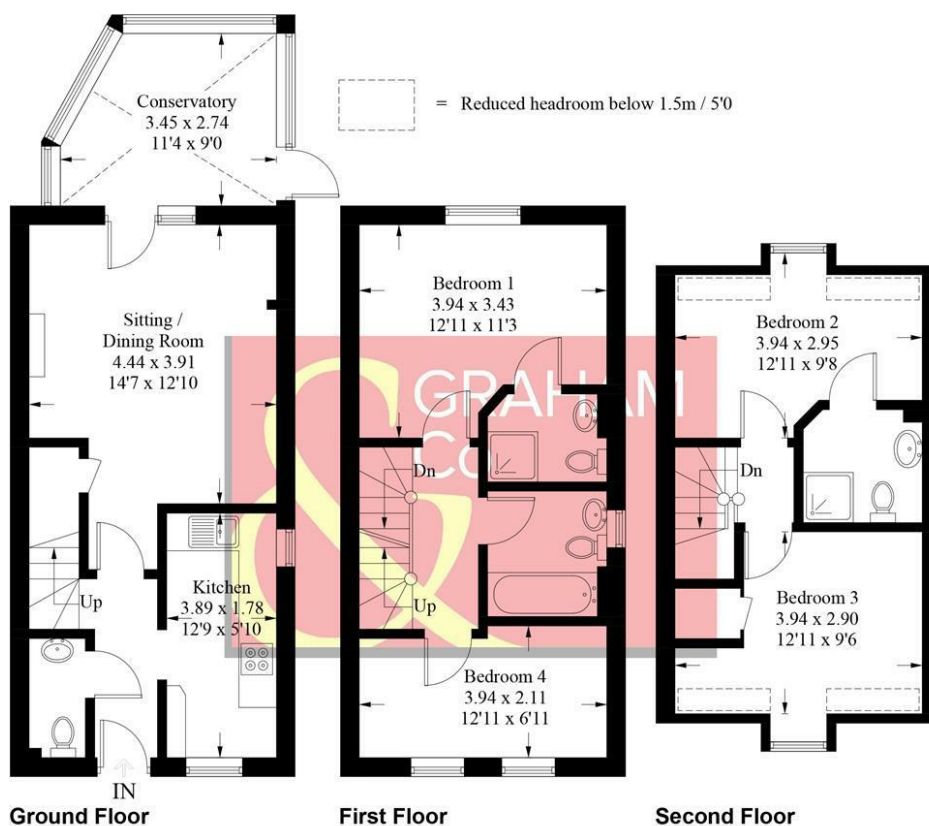


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Kings Chase, SP10

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft

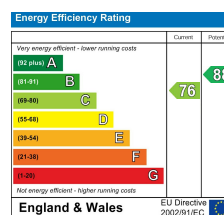


PRODUCED FOR GRAHAM AND CO

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 (ID756923)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the next roundabout, keeping in the middle lane, take the second exit into The Broadway. At the mini roundabout bear right into Weyhill Road. Continue along Weyhill Road and proceed straight across the next two roundabouts. Take the second turning on the left after the second roundabout into Kings Chase.



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.