

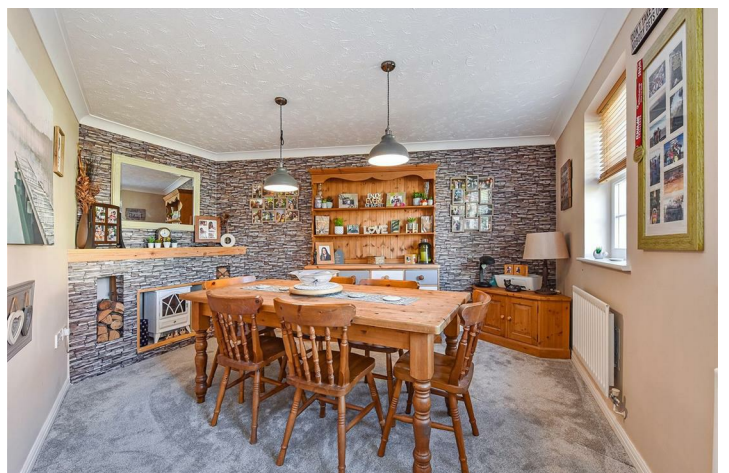
1 Honeysuckle Gardens, Andover, SP10 3DD  
Guide Price £385,000



## 1 Honeysuckle Gardens, Andover, Guide Price £385,000

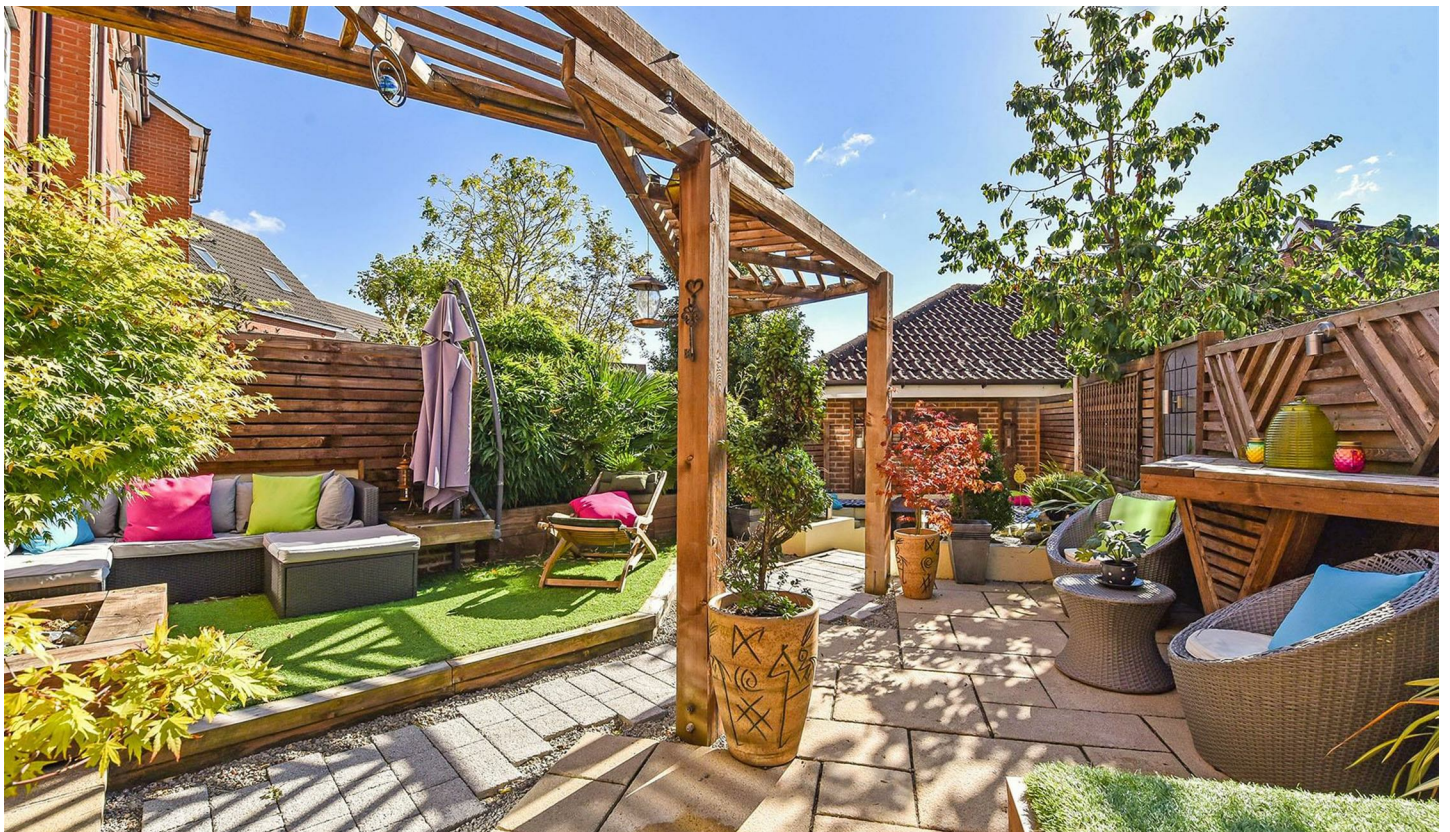
### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market a wonderful, spacious and versatile family home. The property comprises of entrance hall, study, dining room, large modern kitchen, cloakroom, lounge, four large bedrooms with the master having an en suite bathroom, a recently modernized bathroom on the landing. Outside is a lovely landscaped rear garden, which has been massively upgraded by its current vendors. There is also driveway parking and garage with power and light.



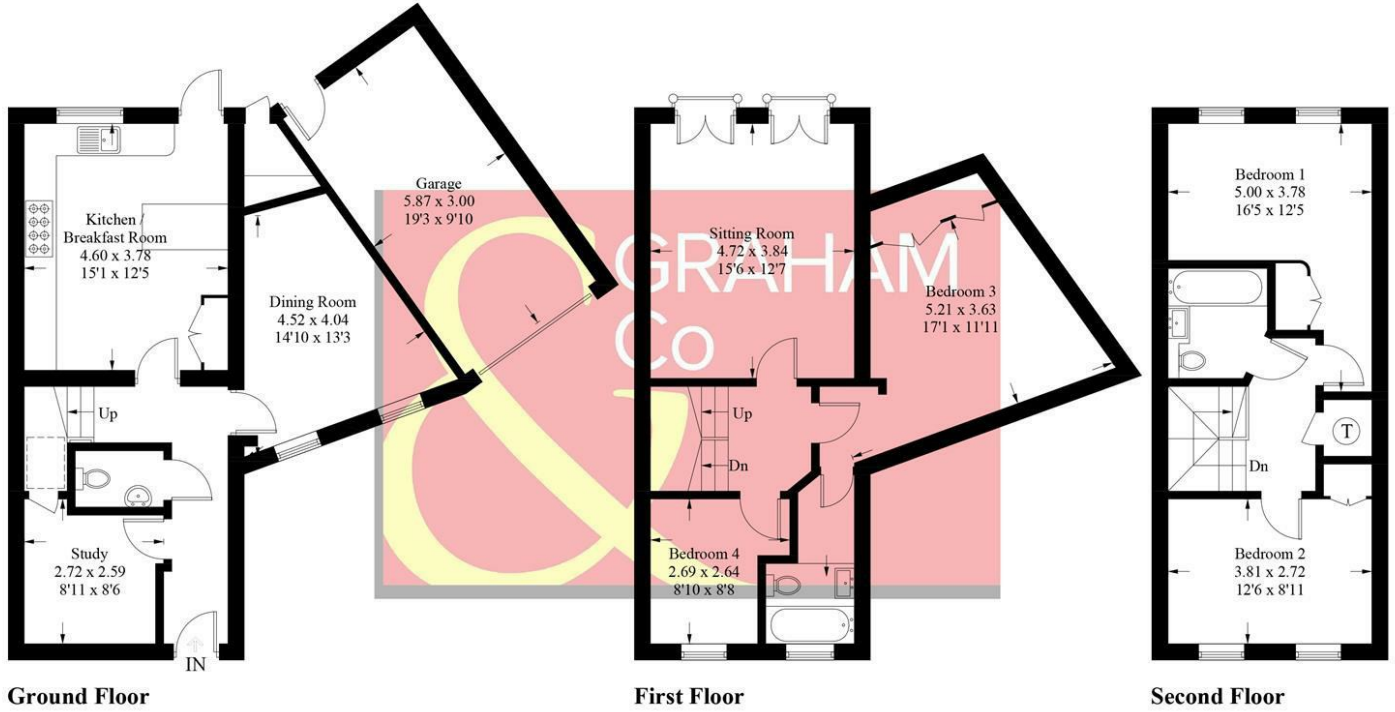


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



# Honeysuckle Gardens, SP10

Approximate Gross Internal Area = 143.3 sq m / 1542 sq ft  
 Garage = 17.7 sq m / 190 sq ft  
 Total = 161.0 sq m / 1732 sq ft

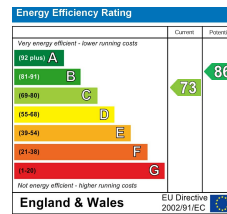


PRODUCED FOR GRAHAM AND CO

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 (ID798395)

## DIRECTIONS

From our offices in London Street proceed to the roundabout and take the 3rd exit right into Western Avenue. Keeping in the left hand lane take the 2nd exit off of the next roundabout into The Broadway. Continue along and at the mini roundabout bear left into Salisbury Road. Continue along Salisbury Road and at the 3rd roundabout turn right and follow the service road into the development. At the next roundabout take the 1st exit left into Berry Way, then the property will be on your left.



Tax Band: E



OPEN 7 DAYS

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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.