



20 Galbraith Road, Picket Piece, Andover, SP11 6AZ  
Guide Price £460,000





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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the Hamlet of Picket Piece with countryside surrounding, Graham & Co are delighted to bring to the market this stunning and spacious four bedroom detached family home with accommodation over three floors. The property itself benefits from an entrance hall with cloakroom, living room with views to front and an open plan fitted kitchen with dining area leading to the conservatory. To the first floor there are three bedrooms, en-suite and bathroom with stairs leading to the second floor having master suite with en-suite shower room, gas central heating and double glazing. Outside a drive to the side of the property provides off road parking and leads to the garage. The rear garden itself comprises patio, artificial lawn all enclosed by fencing.







#### Locksbridge Park

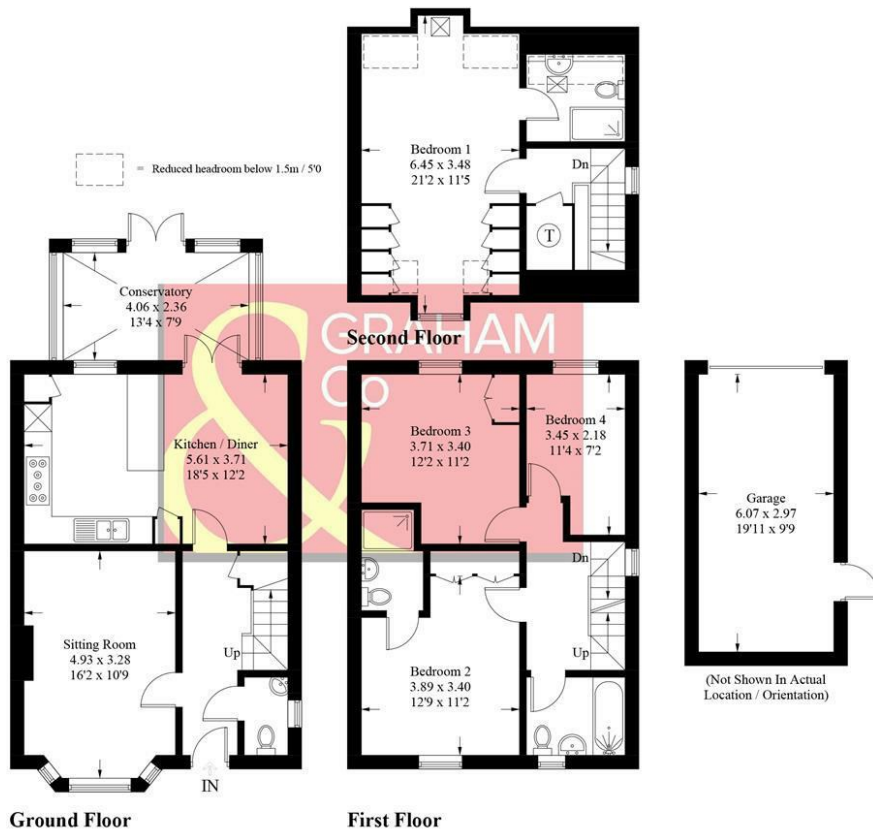
Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this development including a good mixture of property, ideally located close to the bustling town of Andover. Andover has enjoyed something of a renaissance in recent years four hundred years after its stagecoach origins, it is far from being just a commuter town. Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience, as well as beautiful tea rooms and pubs, some dating back more than nine hundred years, supermarkets, craft galleries and interior design stores, which all border the breath-taking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





# Galbraith Road, SP11

Approximate Gross Internal Area = 138.8 sq m / 1494 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 156.8 sq m / 1688 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 (ID922236)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A		84	93
(81-94) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



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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.

