



23 Alder Road, Andover, SP11 6YZ  
Guide Price £365,000



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## PROPERTY DESCRIPTION BY Mr Nick King

Nestled on the charming Alder Road in Andover, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed lounge, ideal for relaxation and entertaining. The ground floor also features a convenient cloakroom with a WC, ensuring practicality for family and guests alike.

The heart of the home is undoubtedly the fully fitted kitchen diner, which boasts French doors that open into the rear garden, creating a seamless connection between indoor and outdoor spaces. This area is perfect for family meals or hosting gatherings, allowing natural light to flood the room.

As you ascend to the first floor, you will find three generously sized bedrooms, each designed with comfort in mind. The master bedroom benefits from an en suite bathroom, providing a private retreat, while the family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Outside, the property is complemented by a lovely rear garden, perfect for enjoying sunny days or hosting barbecues. Additionally, the house features a recently converted garage with two rooms and storage area to the front. Driveway parking to the front of the garage, which is a valuable asset in this desirable area.



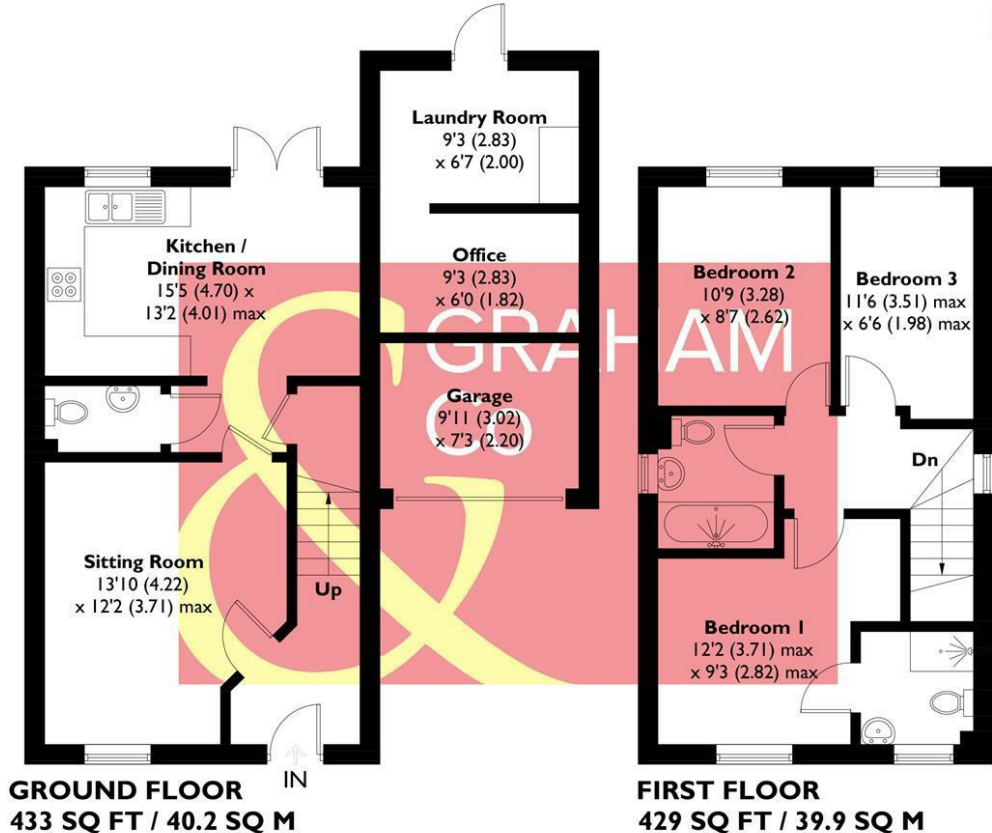


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





**APPROXIMATE GROSS INTERNAL AREA = 862 SQ FT / 80.1 SQ M**  
**OUTBUILDING = 204 SQ FT / 19.0 SQ M**  
**TOTAL = 1066 SQ FT / 99.1 SQ M**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1265298)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92-95) A		81	
(81-91) 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: 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.

