



2 Sainsbury Close, Andover, SP10 2LE  
Guide Price £550,000



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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sought after location with stunning views and gardens set in a tranquil riverside setting, Graham & Co are delighted to bring to the market this four bedroom detached family home offered for sale with NO CHAIN. The property benefits from a front driveway and garden, an entrance hall with cloaks/shower room, sitting room with views to front, conservatory and an open plan newly fitted kitchen with dining area, utility/store ( originally the garage ). To the first floor there are four bedrooms and a bathroom, gas central heating and double glazing. The lovely well stocked back garden, leads down to the river, with beautiful views. Very rarely do properties become available in this such sought after location so early viewing is highly recommended



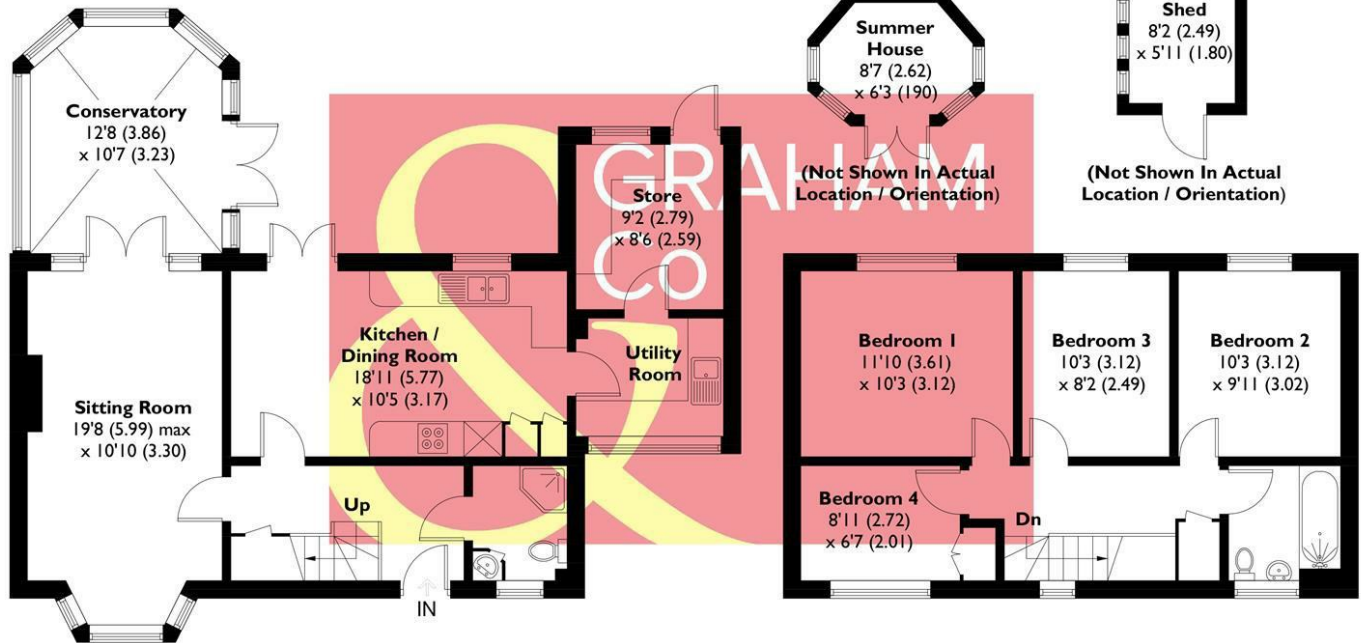


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





**APPROXIMATE GROSS INTERNAL AREA = 1331 SQ FT / 123.6 SQ M**  
**SUMMER HOUSE / SHED = 94 SQ FT / 8.7 SQ M**  
**TOTAL = 1425 SQ FT / 132.3 SQ M**



**GROUND FLOOR**  
**814 SQ FT / 75.6 SQ M**

**FIRST FLOOR**  
**517 SQ FT / 48.0 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 (ID1271212)  
**Produced for Graham & Co**

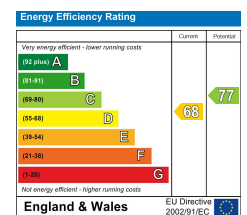
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