

52 Wolverdene Road, Andover, SP10 2BA  
Asking Price £575,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

### NO CHAIN.

Occupying an elevated position with far-reaching views across Andover, this deceptively spacious detached bungalow offers flexible accommodation approaching 1,550 sq ft including a substantial cellar and detached garage.

The property is approached via a generous driveway providing ample off-road parking and leading to the detached garage. The attractive frontage is complemented by mature planting and enjoys a wonderful outlook across the town and surrounding countryside.

Internally, the accommodation centres around a spacious sitting room enjoying a pleasant front aspect, while the well-proportioned kitchen/dining room provides an excellent entertaining space and opens directly onto a balcony, perfectly positioned to take advantage of the elevated views. There are two double bedrooms, a study which could be utilised as a third bedroom if required, a family bathroom and a separate utility room.

A particular feature of the home is the impressive cellar level, offering a large family room with cloakroom facilities. This versatile space lends itself to a variety of uses including a games room, cinema room, home office, gym or annexe-style accommodation, subject to any necessary consents.

Outside, the rear garden is beautifully established with a large lawn, mature shrubs and planting, creating a private and tranquil setting. The balcony provides an ideal spot for outdoor dining and enjoying the outlook, while the detached garage and extensive parking add further practicality.

This is a rare opportunity to acquire a unique home offering flexible living space, stunning elevated views and excellent potential in a sought-after residential location.

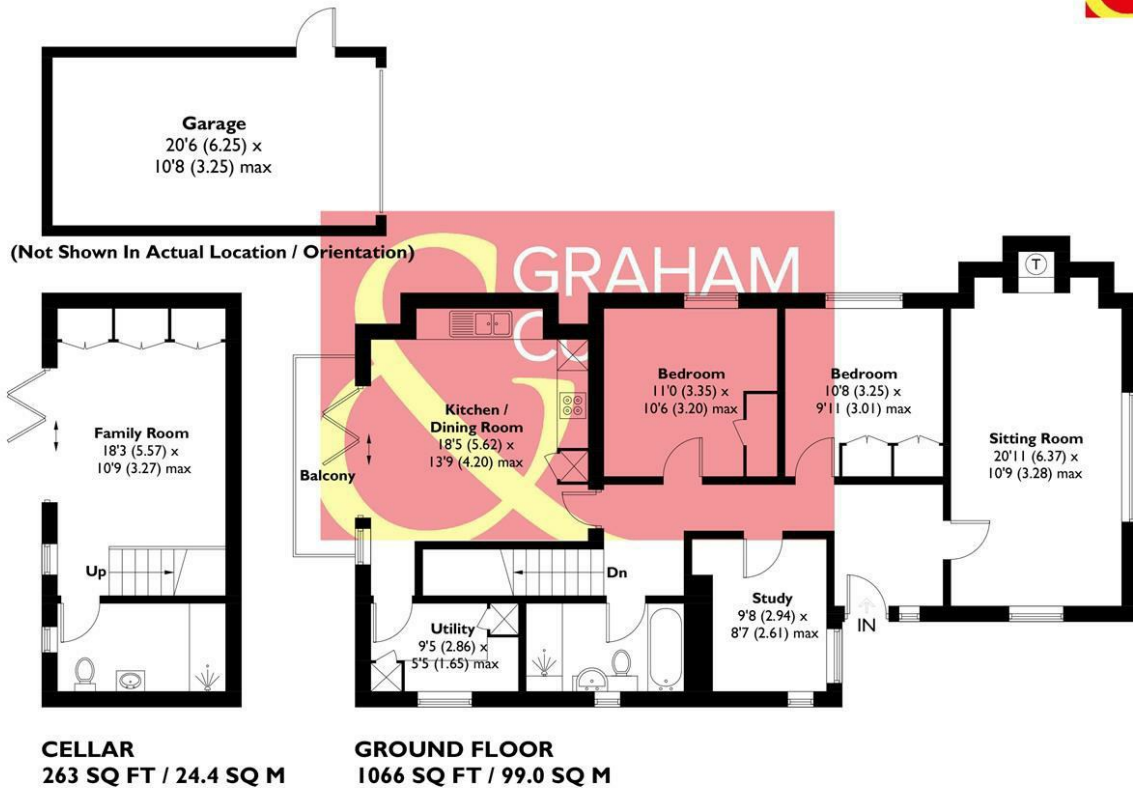




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 1329 SQ FT / 123.4 SQ M  
(INCLUDING CELLAR)  
GARAGE = 218 SQ FT / 20.3 SQ M  
TOTAL = 1547 SQ FT / 143.7 SQ M**



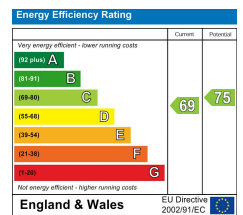
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