

Hornbeam Close, Andover , Hampshire SP11

Approximate Gross Internal Floor Area = 138.7 sq m / 1493 sq ft

Approximate Garage Internal Floor Area = 18.0 sq m / 194 sq ft

Approximate Total Internal Floor Area = 156.7 sq m / 1687 sq ft



This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no Guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



12 Hornbeam Close, Andover

£540,000 Freehold



Offered for sale with no onward chain, this substantial, detached, house, which is offered for sale with the remainder of a 10 year NHBC, is located on the popular Augusta Park. The spacious accommodation comprises entrance hall with stairs to the first floor, a double aspect living room, office/dining room, a kitchen/dining room with integral appliances and French doors to the garden, a cloakroom, first floor master bedroom with extensive wardrobe storage and an ensuite shower room, three further bedrooms - all with fitted wardrobes - and a bathroom. Outside there is driveway parking leading to a garage and an enclosed garden to the rear with a patio seating area.

Council Tax band: F

EPC Energy Efficiency Rating: B

ACCOMMODATION

Front door into:

ENTRANCE HALL

Windows to front and rear. Stairs to first floor with understairs storage cupboard, further storage cupboard and doors to:

CLOAKROOM

Window to side. WC and wash hand basin.

LIVING ROOM

Windows to front and French doors to garden.

OFFICE/DINING ROOM

Windows to front and side.

KITCHEN/DINING ROOM

Windows to two sides. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, washing machine and fridge/freezer. Open aspect to DINING AREA with window to side and French doors to the garden.

FIRST FLOOR LANDING

Window to rear, airing cupboard and doors to:

MASTER BEDROOM

Double aspect with a range of fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM

Window to side. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2

Windows to front and rear. Fitted wardrobe storage and drawers.

BEDROOM 3

Double aspect with fitted wardrobe cupboard.

BEDROOM 4

Window to front. Fitted wardrobe cupboard, shelved storage cupboard and loft access.

BATHROOM

Window to side. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

FRONT GARDEN

To the front there is an area of lawn with a path to the front door. A driveway offers parking and access to the garage.

REAR GARDEN

Fully enclosed garden with gated access to the front and a patio area adjacent to the property. The remainder is laid to lawn with flower borders and a path to the garage.

