



17 Wolversdene Road, Andover, SP10 2AY
Guide price £560,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

This impressive extended four/five bedroom family home positioned on one of Andover's most popular residential roads, just a short stroll from the town and the excellent commuter links that Andover offers. The property has been extended with flexible multi generational family living in mind. This includes: kitchen/dining room, living room, dining room, study, ground floor bedroom with shower room and dressing room, utility room, downstairs cloakroom, four further double bedrooms to the first floor, the main bedroom has a walk through dressing room and en-suite, family bathroom and first floor study/children's tv area. Externally is a well landscaped private rear garden and long driveway leading to garage with store.





Andover Profile

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 boast 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.



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Approximate Gross Internal Area = 168.9 sq m / 1818 sq ft
 Garage / Store = 18.1 sq m / 195 sq ft
 Total = 187 sq m / 2013 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 (ID693835)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. Take the second turning on the right into London Road. Proceed along and take the first right, just past the garage, into Wolverdensene Road. At the T junction turn left continuing into Wolverdensene Road where the property will be on your lefthand side.

Energy Efficiency Rating		
	Current	Potential
100 points A		
81-91 B		80
69-80 C	63	
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.