





House - Semi-Detached (EPC Rating: C)

24 WATERMILLS CLOSE, ANDOVER, SP10 2ND

£365,000

FEATURES

- Recently extended three-bedroom family home on the south side of Andover.
- Separate utility room, downstairs shower room with WC and upstairs family bathroom.
- Spacious kitchen and dining room with herringbone flooring and a separate sitting room.

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MOLLY JAYNE
ESTATES LTD

3 Bedroom House - Semi-Detached located in Andover

A recently extended three-bedroom family home on the south side of Andover, with a spacious kitchen and dining room, stylish herringbone flooring and underfloor heating throughout the ground floor. The home also offers a separate sitting room, utility room, downstairs shower room and upstairs family bathroom. Further benefits include an air source heat pump, an EV charging point, a garage with an electric roller door and off-street parking for four cars. Rooksbury Mill Nature Reserve is just a few minutes away on foot, with Andover town centre around a 15-minute walk away.

Recently extended and modernised, this three-bedroom family home on the south side of Andover offers approximately 946 sq ft of accommodation, with a generous kitchen and dining room, stylish herringbone flooring and off-street parking for four cars in addition to the garage.

The extension creates a spacious kitchen and dining room with plenty of room for a family table, making it a natural place to gather for everyday meals or when friends come over. The dining area opens into a comfortable sitting room at the front of the house, while a separate utility room keeps laundry out of the kitchen and leads through to a handy ground-floor shower room with WC. Upstairs, three bedrooms are served by a family bathroom.

The owners have also made a number of practical upgrades, including underfloor heating throughout the ground floor, new radiators upstairs and a 250-litre hot water cylinder. A Daikin Altherma air source heat pump was installed by Octopus in 2024, with a warranty that can transfer to the new owner. There is also a new consumer unit, an EV charging point and an electric roller door to the garage.

Rooksbury Mill Nature Reserve is just a few minutes away on foot, ideal for a morning stroll or a weekend walk, while Andover town centre is around a 15-minute walk away. The neighbourhood is home to a mix of young families and long-standing residents, with green space and town centre amenities both within easy reach.

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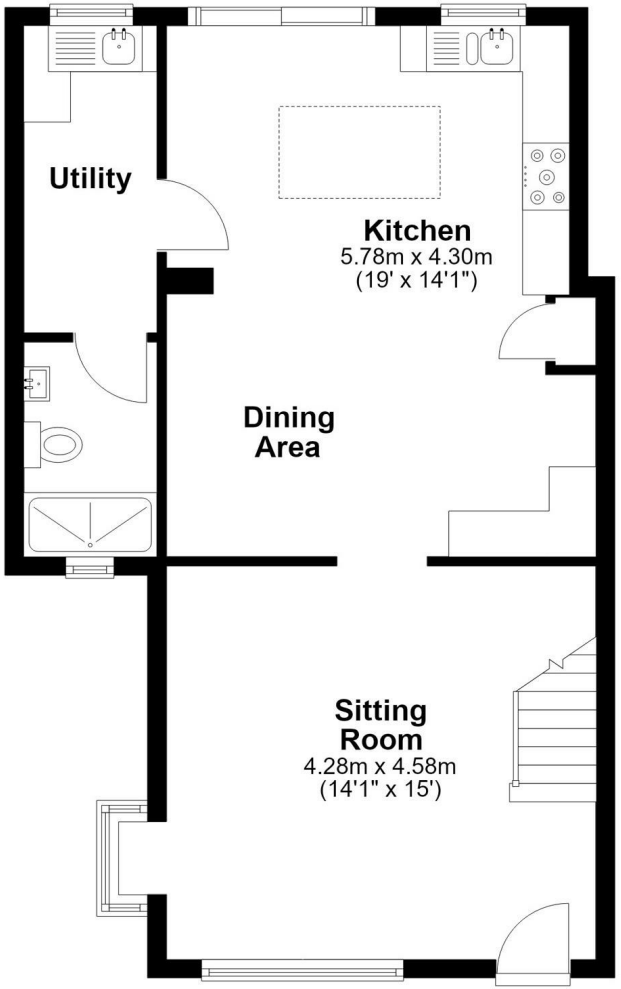




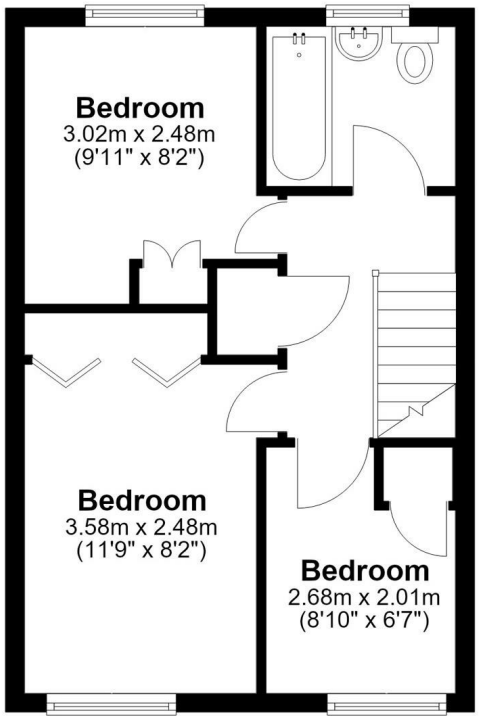




Ground Floor



First Floor



Total area: approx. 87.9 sq. metres (945.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

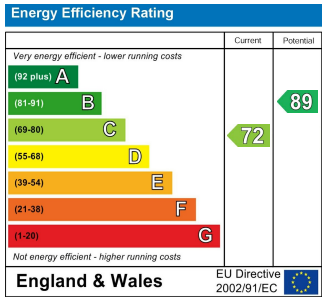
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.