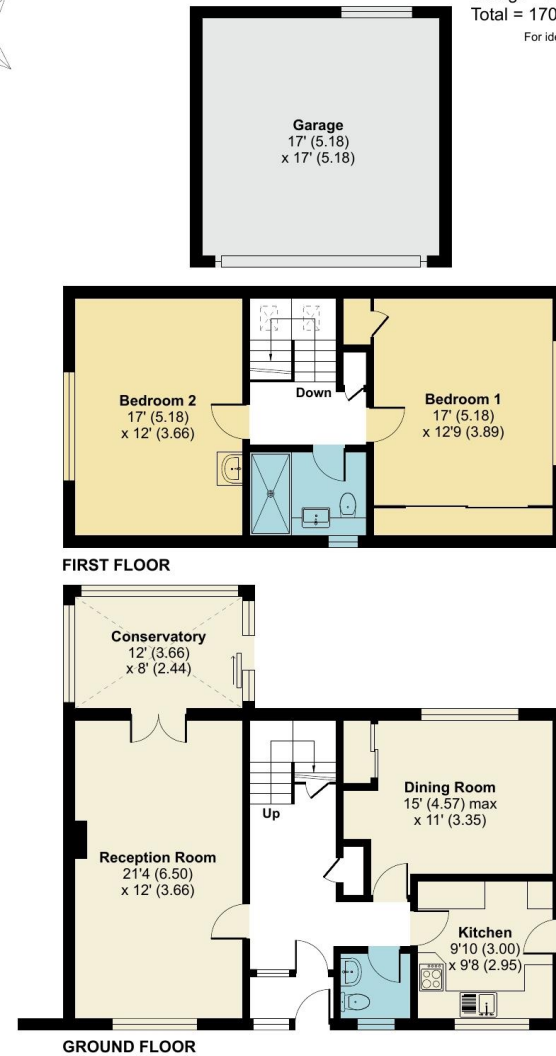


Bradwell Close, Andover, SP10

Approximate Area = 1416 sq ft / 131.5 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 1705 sq ft / 158.3 sq m
For identification only - Not to scale

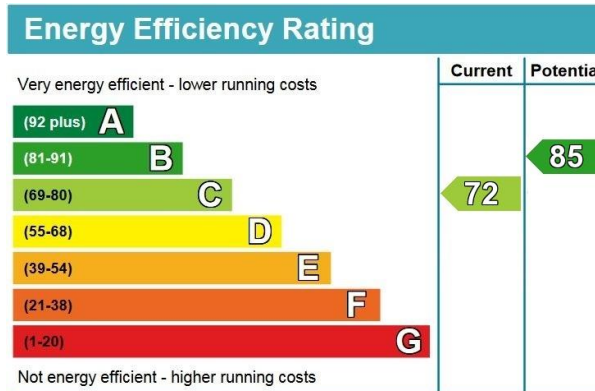


 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 1062008 



Bradwell Close, Charlton

Guide Price £450,000 Freehold



- Vacant Possession on Completion
- Reception Hallway
- Kitchen
- Cloakroom
- Double Garage & Generous Parking

- Countryside Views
- Dual Aspect Sitting Room
- Dining Room
- Conservatory
- Mature Gardens

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Offered to the property market with Vacant Possession on Completion, this detached, chalet style, house occupies a good-sized plot within a desirable cul-de-sac in the village of Charlton, with the location affording excellent views over open countryside to the north and the east. The property benefits from generous driveway parking which includes a turning circle, all in front of a double garage. The accommodation itself which includes numerous updated features in recent years comprises, entrance lobby, reception hallway, cloakroom, kitchen, dining room, dual aspect sitting room leading to a conservatory, two generous double bedrooms and a shower room. Outside, there are mature gardens to both the front and the rear of the property.

A welcoming, light and airy, reception hallway is accessed from the front door, via an entrance lobby and benefits from a useful understairs storage cupboard plus a built-in cloaks storage cupboard. Off of the hallway are the cloakroom, a good-sized separate dining room with views over the rear garden and a dual-aspect kitchen with external door to the side and views over the mature front garden. A generous, dual aspect sitting room provides access via patio doors to a triple aspect conservatory at the rear of the property. The first floor offers two good-sized double bedrooms, both of similar size. Bedroom One has views back across Charlton village to the south and provides extensive wall-to-wall wardrobe storage plus, a further built in storage cupboard. Bedroom Two offers excellent and far-reaching views over open countryside and contains a vanity hand wash basin with vanity storage below. Both bedrooms are serviced by a shower room with double sized walk-in shower enclosure, close coupled WC and pedestal hand wash basin.

Bradwell Close can be found off Mercia Avenue, on the northern edge of Charlton village. The location benefits from many local amenities with open countryside and public footpaths literally on the doorstep, Andover's town centre nearby as well as schools that cater for all age groups. Charlton village, although close to Andover maintains a strong village feel. Local amenities include convenience stores, public houses, fast food outlets, GP and Dental practices, Hospital, petrol station and Charlton Lakeside Leisure Park which itself offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt and the weekly park run plus coarse fishing on the lake itself. Andover's mainline railway station is also a short distance away and offers London bound commuters access to Waterloo Station in just over an hour. Mercia Avenue is also on a regular bus route to and from Andover's town centre.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

