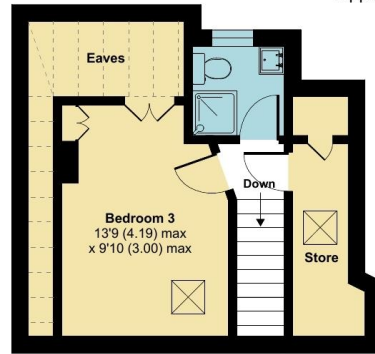


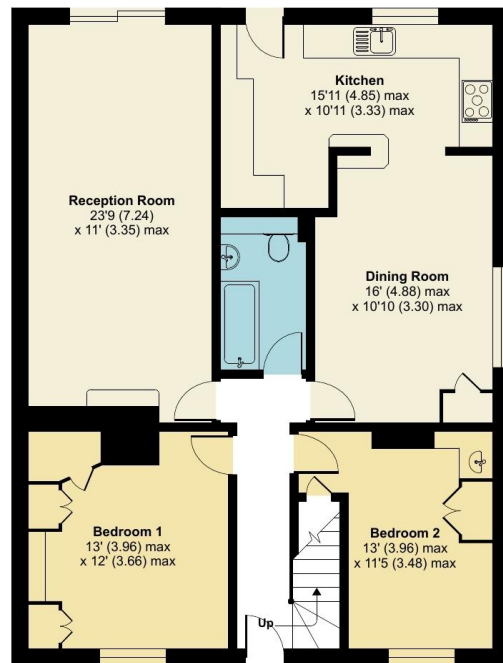


Charlton Road, Andover, SP10

Approximate Area = 1300 sq ft / 120.8 sq m
 Limited Use Area = 63 sq ft / 5.8 sq m
 Total = 1363 sq ft / 126.6 sq m
 For identification only - Not to scale



FIRST FLOOR



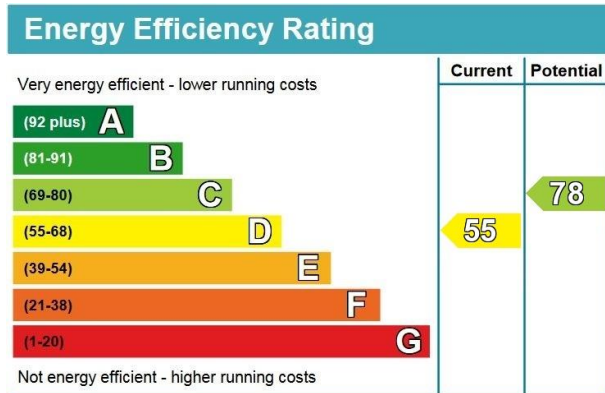
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1083686 



Charlton Road, Andover

Guide Price £415,000 Freehold



- Chalet Bungalow
- Sitting Room
- 3 Bedrooms
- Driveway Parking

- Kitchen/Breakfast Room
- Dining Room
- Bathroom & Shower Room
- Good Sized Garden

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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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION :

Austin Hawk are delighted to offer this well presented three bedroom chalet bungalow which is very conveniently situated for both Andover's town centre and its mainline railway station. The well-presented accommodation has been upgraded by the current owner and comprises hallway, sitting room, dining room, kitchen/breakfast room, two first floor bedrooms, a bathroom and a first floor bedroom with an ensuite shower room. Outside there is generous parking and a good sized garden to the rear.

LOCATION

The location of the property benefits from a host of local amenities whilst being a short distance from both open countryside and Andover's town centre. Nearby Charlton village, although close to Andover, still 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 less than a quarter of a mile away.

ACCOMMODATION :

Front door into:

HALLWAY :

Stairs to first floor and doors to:

BEDROOM ONE:

Front aspect, fitted wardrobe cupboards and vanity with wash hand basin.

BEDROOM TWO:

Front aspect, fitted wardrobe cupboards and a secret shower.

SITTING ROOM :

Rear aspect with patio doors to garden, feature brick fireplace with open fire.

DINING ROOM :

Side aspect and cupboard with wall-mounted boiler, open access to:

KITCHEN/BREAKFAST ROOM:

Rear aspect, door to garden and Italian Netzero flooring. Range of eye and base level cupboards and drawers with work surface over and inset sink with drainer. Breakfast bar, space for Rangemaster cooker, space for fridge, freezer and space and plumbing for washing machine and dishwasher.

FIRST FLOOR LANDING :

Doors to:

COT ROOM/STORE :

Velux to side, fitted wardrobe cupboard.

BEDROOM THREE:

Velux window and eaves storage. Door to:

ENSUITE SHOWER ROOM :

Rear aspect, shower cubicle, WC and wash hand basin.

FRONT GARDEN :

Generous driveway with parking for three vehicles.

REAR GARDEN:

Covered patio area adjacent to the property with a babbling brook water feature. Go through conifers to find the 'secret garden' with a BBQ area, offering lots of privacy. Fully enclosed by fencing with gated access to the front.

TENURE & SERVICES

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

