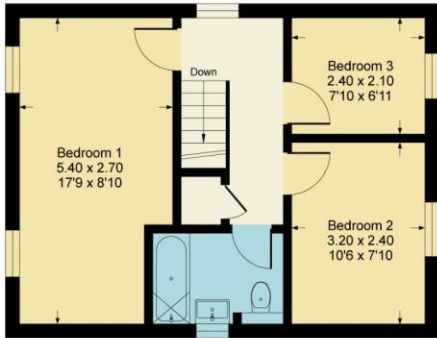




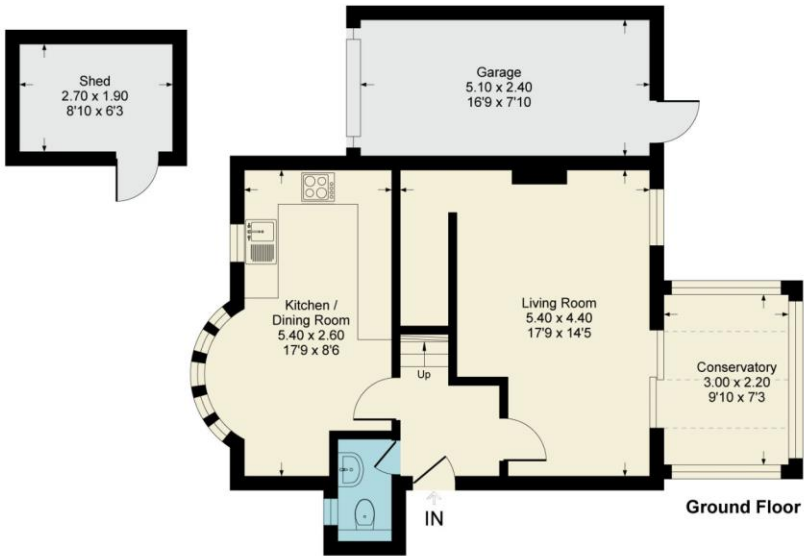
Augustine Way, Charlton

Guide Price £395,000 Freehold

Augustine Way, SP10
Approximate Gross Internal Area = 86.8 sq m / 935 sq ft
Approximate Garage Internal Area = 12.3 sq m / 132 sq ft
Approximate Outbuilding Internal Area = 5.1 sq m / 55 sq ft
Approximate Total Internal Area = 104.2 sq m / 1122 sq ft

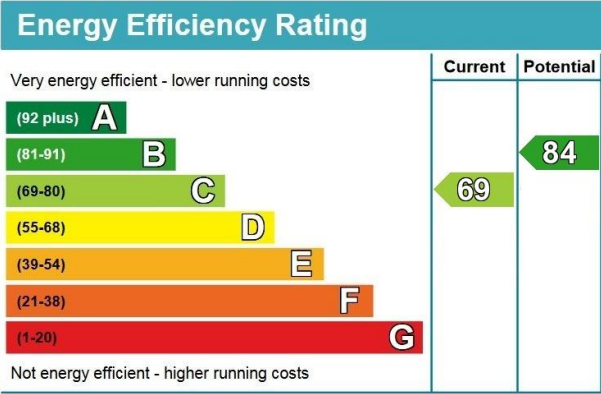


First Floor



Ground Floor

This floor plan 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, windows 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.
Produced for Austin Hawk Ltd



- Hallway
 - Living Room
 - Conservatory
 - Bathroom
 - Driveway Parking
- Cloakroom
 - Kitchen/Dining Room
 - 3 Bedrooms
 - Garage
 - Enclosed 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.



DESCRIPTION:
This detached house occupies a corner plot in a cul-de-sac within a sought after area of Charlton and is offered for sale with no onward chain. The spacious accommodation comprises hallway, cloakroom, living room with study area, kitchen/dining room, conservatory, three bedrooms and a bathroom. Outside there is driveway parking leading to a garage and an enclosed garden to the rear with a good sized shed.

LOCATION:
Augustine Way is located off Mercia Avenue which links Foxcotte Road with Hatherden Road within Charlton village. The location benefits from many local amenities with open countryside and public footpaths literally on the doorstep, 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. Nearby Mercia Avenue is also on a regular bus route to and from Andover's town centre.

ACCOMMODATION: Open porch with front door into:

HALLWAY:
Stairs to first floor and doors to:

CLOAKROOM:
Window to side. WC and wash hand basin.

LIVING ROOM:
Window to side, patio doors to conservatory and arch to **STUDY AREA**.

CONSERVATORY:
Triple aspect with patio doors to garden.

KITCHEN/DINING ROOM:
Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for freestanding cooker with extractor over. Space and plumbing for dishwasher, wall mounted boiler and open access to **DINING AREA** with bay window to side.

FIRST FLOOR LANDING:
Window to rear. Airing cupboard and doors to:

BEDROOM 1:
Good sized room with windows to side.

BEDROOM 2:
Window to side.

BEDROOM 3:
Window to side.

BATHROOM:
Window to front. Panelled bath with shower over, vanity cupboard with wash hand basin and WC. Shelved display/storage with mirror and heated towel rail.

OUTSIDE:
To the front of the property there is an area of lawn with a path to the front door. To the side there is driveway parking leading to a **GARAGE** with up and over door and rear door to garden.

REAR GARDEN:
Fully enclosed and mainly laid to lawn with a paved seating area adjacent to the house. To the side there is a good sized shed.

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.

