

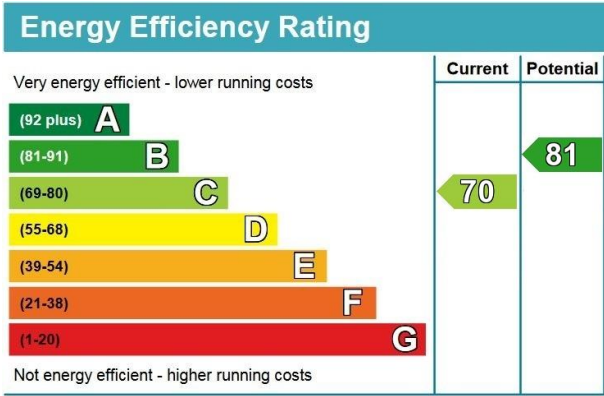
Bradwell Close, SP10
Approximate Gross Internal Area = 123.8 sq m / 1333 sq ft
Approximate Garage Internal Area = 25.4 sq m / 274 sq ft
Approximate Total Internal Area = 149.2 sq m / 1607 sq ft



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.



Bradwell Close, Charlton **OIRO £500,000 Freehold**



- No Onward Chain
 - Living Room & Dining Room
 - Ground Floor Wetroom
 - Three Further Double Bedrooms
 - Mature Gardens
- Kitchen
 - Study
 - Master Bedroom Suite
 - Family Bathroom
 - Double Garage & Driveway Parking

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.



Offered to the property market with No Onward Chain, this detached, four-double-bedroomed house is located within a desirable cul-de-sac bordering open countryside in the village of Charlton. The property benefits from driveway parking in front of a double garage complete with a remote-controlled up-and-over door. The spacious accommodation comprises a ground floor with an entrance hallway, a kitchen, a living room, a separate dining room, a study and a recently fitted wetroom with underfloor heating. The first floor provides a master bedroom suite, three further double bedrooms and a family bathroom. Outside, there are mature, low-maintenance gardens to both the front and the rear of the property.

The property sits within a plot where the frontage includes the double garage with driveway parking and gated access leading to a path through the front garden to the front door. The front garden is of good size and mainly laid to lawn with mature shrub and herbaceous borders. A path leads to one side of the property, providing access to both the garage via a personal rear door and the rear garden which includes a small patio area, lawn and mature shrub borders, ornamental trees, a greenhouse and a vegetable patch adjacent to one side of the property.

The front door leads into an entrance hallway with the study, modern wetroom and the kitchen all having a front aspect. The kitchen itself currently comprises a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks along with a stainless steel sink with drainer, space for a freestanding cooker, space and plumbing for a washing machine and an integral, undercounter fridge. A wall mounted gas boiler is located in the kitchen which also has an external door accessing the side of the property and a serving hatch through to the rear aspect dining room. Also to the rear of the ground floor is a good-sized living room with sliding patio doors providing access to the rear garden and internal double doors that open into the dining room. On the first floor, the master bedroom has a window to the front, fitted wardrobe storage and an ensuite shower room. Bedrooms two and three both have a rear aspect and include fitted wardrobe storage with bedroom four, a smaller double having a window to the front as does the family bathroom.

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, Andover's War Memorial Hospital, a 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.

