

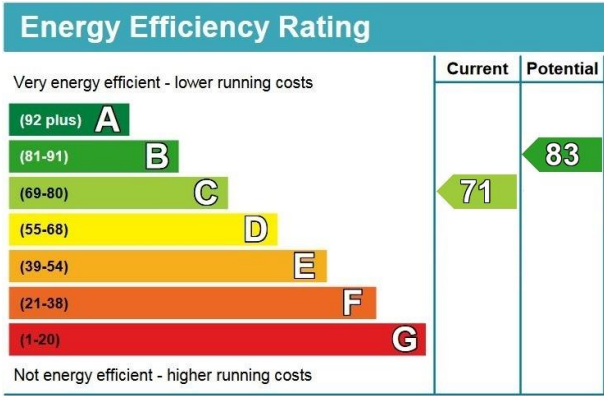


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Charlton Road, Andover

Guide Price £460,000 Freehold



- Hallway
 - Dining Room
 - Utility/Cloakroom
 - 3 Further Bedrooms
 - Generous Parking
- Living Room
 - Kitchen & Breakfast Room
 - Master Bedroom Suite
 - Bathroom
 - Garden & Workshop/Garage

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:

Originally constructed in 1930, this detached, four bedroomed house is excellently located close to numerous amenities, including Andover's mainline railway station which is just a quarter of a mile away, Charlton Village and Andover's town centre. The spacious accommodation has been upgraded by the current owners and comprises entrance hall, living room, dining room, kitchen, breakfast room with utility/cloakroom, a master bedroom with ensuite shower room, three further bedrooms and a bathroom. To the front there is an area of lawn with generous driveway parking and a further driveway to the rear leading to a workshop/garage with power and light. The rear garden benefits from a raised patio area for outside dining.

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 with its theatre, leisure centre and High Street just half a mile away. 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 from which London's Waterloo Station is just over an hour away.

ACCOMMODATION:

Open porch with front door into:

ENTRANCE HALL:

Stairs to first floor with understairs cupboard and doors to:

DINING ROOM:

Windows to front and side and feature decorative fireplace.

LIVING ROOM:

Windows to side and rear. Open fireplace with wood burner effect electric fire, decorative hearth and timber surround.

KITCHEN/BREAKFAST ROOM:

window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset electric hob and eye level oven/combi oven. Integral dishwasher and space for informal dining. Open plan to BREAKFAST ROOM with French doors to garden and door to:

UTILITY ROOM:

Window to rear. Work surface with inset stainless steel sink and water softener. Space and plumbing for washing machine and WC.

FIRST FLOOR LANDING:

Window to front and doors to:

MASTER BEDROOM:

Free standing wardrobe cupboard with central dressing table and drawers. Door to:

ENSUITE SHOWER ROOM:

Velux window to ide. Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2:

Window to front and freestanding wardrobe cupboard with mirror doors.

BEDROOM 3:

Window to rear and freestanding wardrobe cupboard.

BEDROOM 4:

Window to rear and airing cupboard with hot water tank.

BATHROOM:

Window to side. P shaped bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of lawn with mature shrub and flower borders. A block paved driveway offers parking for five cars and gated access to the rear garden. To the rear there is a further driveway offering parking for two further cars and access to a workshop/garage with power, light and double doors to:

REAR GARDEN:

Patio adjacent to the house and extending to a covered area at the side. Steps lead up to a raised patio with doors to the workshop and an area of lawn.

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.

