



**29 Richborough Drive, Charlton, Andover, SP10 4EZ**  
**Guide Price £350,000**



29 Richborough Drive, Charlton Andover,  
Guide Price £350,000

#### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market a spacious and full of potential three bedroom semi detached house in the highly sought after village of Charlton, The home is situated just a stones throw away from Charlton Lakes.

The property comprises of; entrance hall, cloakroom with WC, open plan lounge/diner and separate kitchen.

Upstairs the property has three bedrooms and a family bathroom. To the rear is a good sized garden backing onto countryside, and potential to extend subject to planning permission. To the front there is driveway parking and a garage with electric roller door.





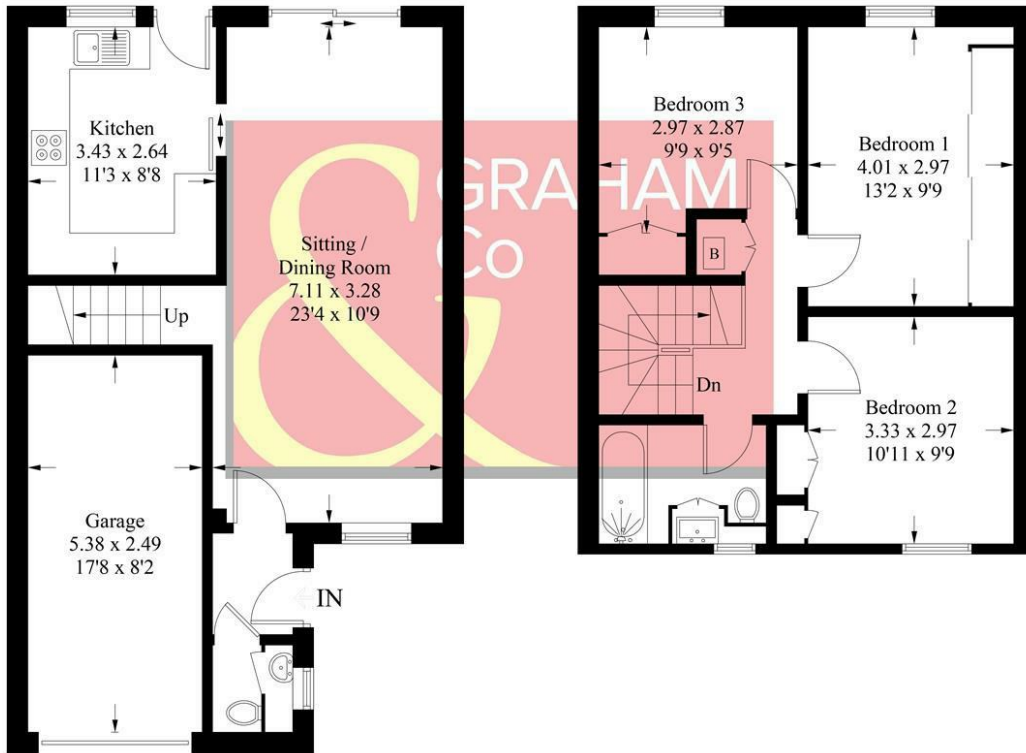
## Charlton

The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.



## Richborough Drive, SP10

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 97.0 sq m / 1044 sq ft



**Ground Floor**

**First Floor**

PRODUCED FOR GRAHAM AND CO

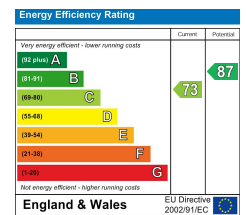
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1069518)

### MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

