



69 Peake Way, Charlton, Andover, SP10 4FA
Asking Price £595,000



69 Peake Way, Charlton Andover,
Asking Price £595,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

This substantial and well appointed detached family home is nicely positioned in a small popular development within the village of Charlton. The property has now just passed its 6th year and can pass on the peace of mind to the new owner of having the remainder of its 10 year warranty. The property has been well looked after and upgraded from new by the current owners with the perfect addition of tri-fold doors from the kitchen onto the very generous rear garden. The accommodation comprise in brief: welcoming entrance hall, sitting room, family room / study, beautiful kitchen / dining room to the rear with a plethora of modern base and eye level cupboards with a range of built in appliances and the downstairs cloakroom completes the ground floor. The first floor boasts five bedrooms, en-suite shower room and family bathroom. Externally is a long drive way leading to garage, providing parking for several cars and the addition of a EV charge point adds a welcome bonus.



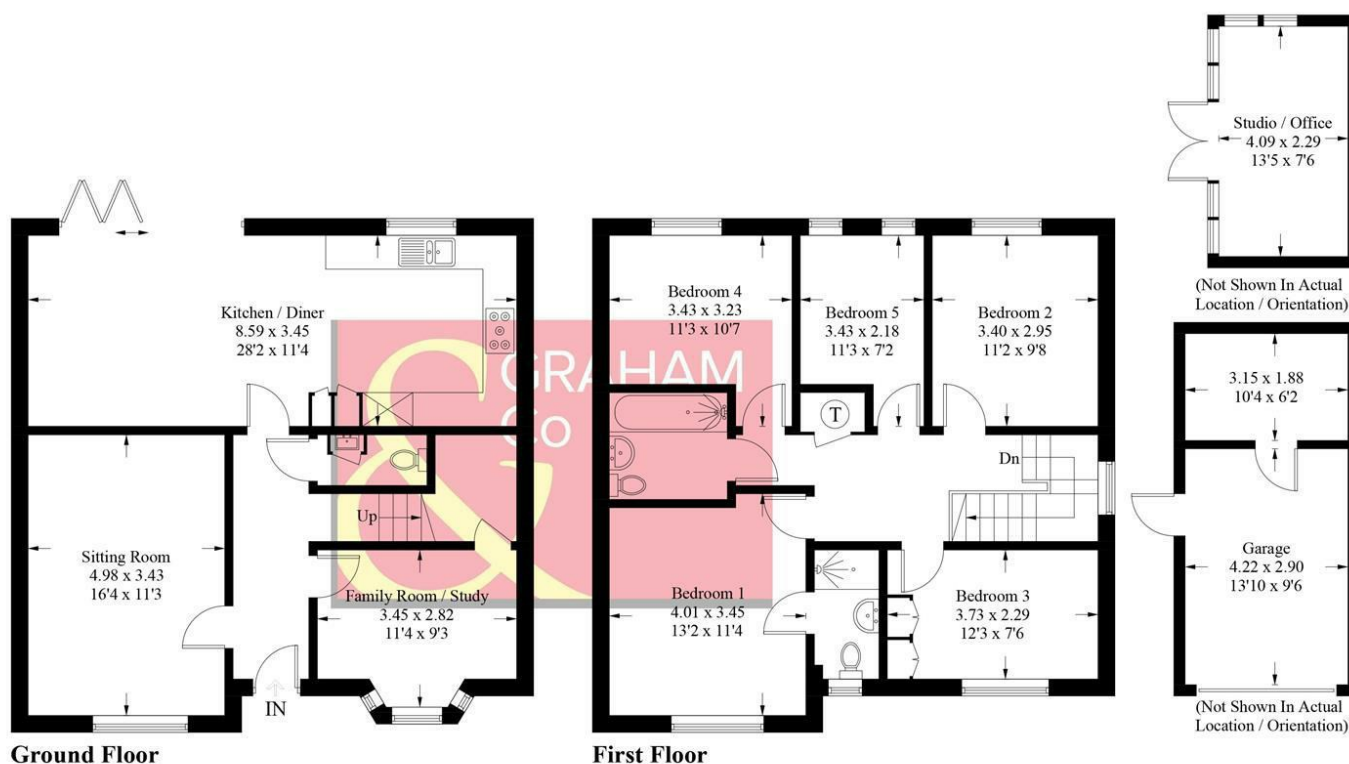


The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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.



Peake Way, SP10

Approximate Gross Internal Area = 143.3 sq m / 1542 sq ft
Outbuildings = 27.5 sq m / 296 sq ft
Total = 170.8 sq m / 1838 sq ft



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 (ID962760)

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 M - 07545320380

www.atmmortgages.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		93
(81-90) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: F



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.