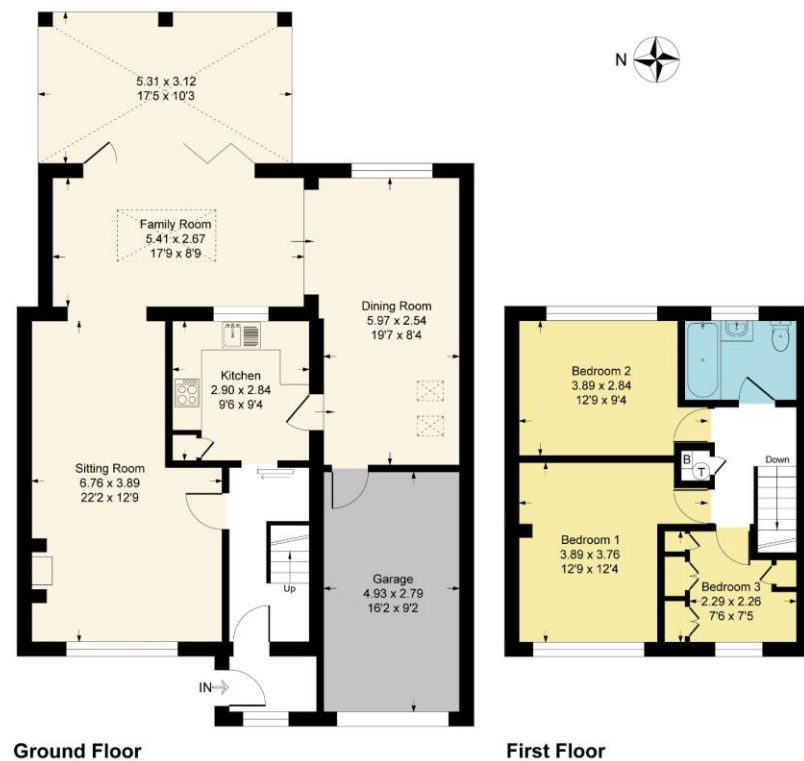


Hatherden Road, Charlton Andover, SP10

Approximate Gross Internal Floor Area = 115.7 sq m / 1245 sq ft

Approximate Garage Internal Floor Area = 13.9 sq m / 150 sq ft

Approximate Total Internal Floor Area = 129.6 sq m / 1395 sq ft

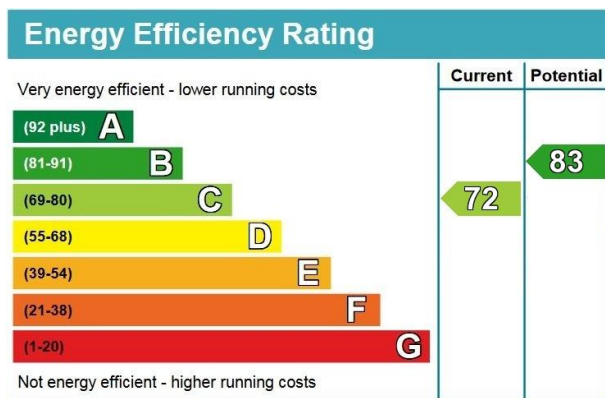


This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is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



Hatherden Road, Charlton

Guide Price £425,000 Freehold



- Porch & Hallway
- Sitting Room
- 3 Bedrooms
- Generous Parking
- Attractive Garden

- Kitchen
- Family/Dining Room
- Bathroom
- Integral Garage
- Stunning Views

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Offered for sale with no onward chain, this semi-detached house is located on the edge of the village of Charlton and benefits from stunning views to the rear over fields. The accommodation offers open plan living comprising an entrance porch, hallway with stairs to the first floor, a sitting room with open fireplace and open access into a family room with bi-fold doors to the garden and a dining room, a kitchen, three bedrooms and a modern bathroom. To the front there is generous parking leading to an integral garage whilst a particular feature is the rear garden with a covered seating area enjoying the views.

LOCATION: The village of Charlton lies just to the north of Andover with the location benefiting from many local amenities with open countryside and public footpaths nearby. Charlton Lakeside Leisure Park offers scenic walking, a children's play park, sports fields, crazy golf, pitch and putt, weekly park runs plus coarse fishing on the lake itself. Local amenities include convenience stores, a public house, GP and Dental practices and a veterinary practice. Nearby Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. 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, whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Front door into enclosed **PORCH** with window to front and door into:

HALLWAY:

Stairs to first floor with understairs recess, parquet flooring and door to:

SITTING ROOM:

Window to front. Open fireplace with granite hearth and wood burning stove. Open access to:

FAMILY ROOM:

Bi-fold doors to the garden and lantern window. Open access to:

DINING ROOM:

Window to rear and Velux windows to side. Door to garage and door to:

KITCHEN:

Window into dining room. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Space for free-standing cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

FIRST FLOOR LANDING:

Loft access, airing cupboard with hot water tank and wall mounted boiler. Doors to:

BEDROOM 1:

Window to front.

BEDROOM 2:

Window to rear with views over open countryside.

BEDROOM 3:

Window to front. Range of fitted wardrobe cupboards and further over-stairs cupboard.

BATHROOM:

Window to rear. Panelled bath with shower over, vanity drawers with wash hand basin, WC, wall mounted mirror cupboard and heated towel rail.

OUTSIDE:

To the front there is a gravel driveway offering generous parking and a raised bed with retaining sleepers.

GARAGE:

Integral garage with up and over door, power, light, shelving and door into the dining area.

REAR GARDEN:

Partly covered patio area adjacent to the house with stunning views over open countryside. The remainder is laid to lawn with shrub borders, a shed and steps down to a gravelled area to the rear with storage.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

