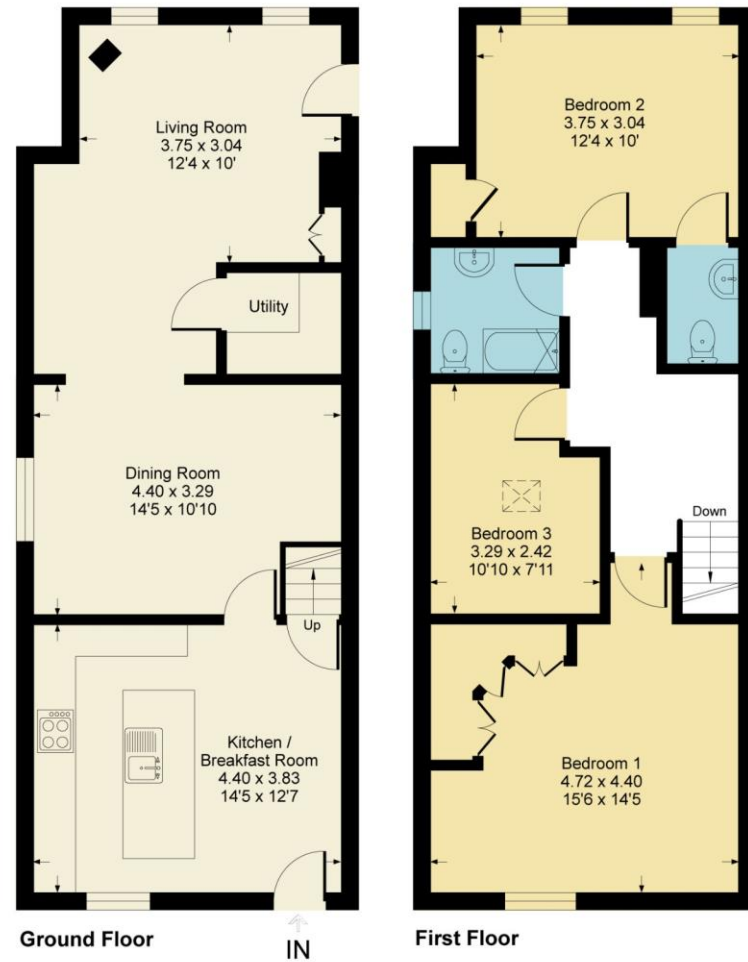


Hatherden Road, SP10
Approximate Gross Internal Area = 106.6 sq m / 1148 sq ft

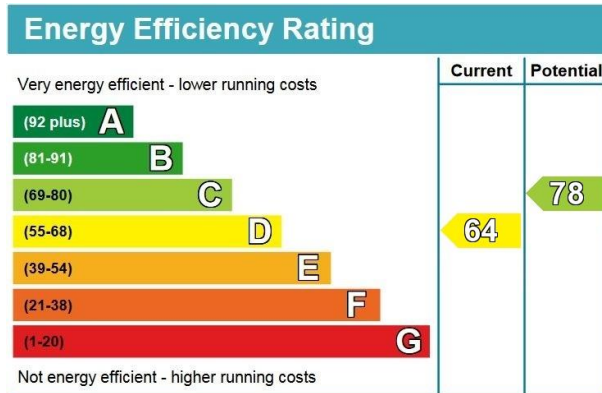


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Hatherden Road, Charlton

Guide Price £425,000 Freehold



- Kitchen/Breakfast Room
- Living Room
- 3 Bedrooms
- Cloakroom
- Front Garden
- Dining Room
- Utility Room
- Bathroom
- Off Road Parking
- Large Rear Garden

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.

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DESCRIPTION:

Offered for sale with no onward chain, this charming brick and flint cottage is set back from the road in the heart of the village of Charlton close to local amenities including a public house and shops. The deceptively spacious and upgraded accommodation comprises a kitchen/breakfast room with an island and stairs to the first floor, a dining room, living room with a wood burning stove, a utility room, three first floor bedrooms, a bathroom and ensuite cloakroom. To the front there is off road parking for several cars with gated access into a good sized front garden which is laid to lawn with a path to the front door whilst a particular feature is the good sized and mature rear garden which benefits from a shed.

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, veterinary practice and a petrol station. 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

ACCOMMODATION:

Open porch with front door into:

KITCHEN/BREAKFAST ROOM:

Window to front and stairs to first floor. Range of eye and base level cupboards and drawers with solid wood work surfaces and matching island/breakfast bar with inset ceramic sink and drainer. Freestanding cooker with induction hob and double oven. Space and plumbing for dishwasher, space for fridge/freezer and eye level microwave. Door to:

DINING ROOM:

High level window to side. Understairs recess and open access to:

LIVING ROOM:

Windows to rear and side door to garden. Boiler cupboard with wall mounted gas boiler, wood burning stove on granite hearth, recess shelving and "secret" door to:

UTILITY/LAUNDRY ROOM:

Shelving and space and plumbing for washing machine and tumble drier.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

Window to front. Range of corner wardrobe cupboards and loft access.

BEDROOM 2:

Windows to rear. Airing cupboard with hot water tank and door to:

ENSUITE CLOAKROOM:

WC and vanity cupboard with wash hand basin.

BEDROOM 3:

Skylight window.

BATHROOM:

Porthole window to side. Panelled bath with shower over, vanity drawers with wash hand basin and WC. Heated towel.

OUTSIDE:

To the front there is gravelled parking for several cars and gated access into the front garden which is mainly laid to lawn with shrub borders and a path to the front door.

REAR GARDEN:

Patio area adjacent to the house leading to an area of undulating lawn with mature trees and hedging. There is also a garden shed, pond and gated access to the front.

TENURE & SERVICES:

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

