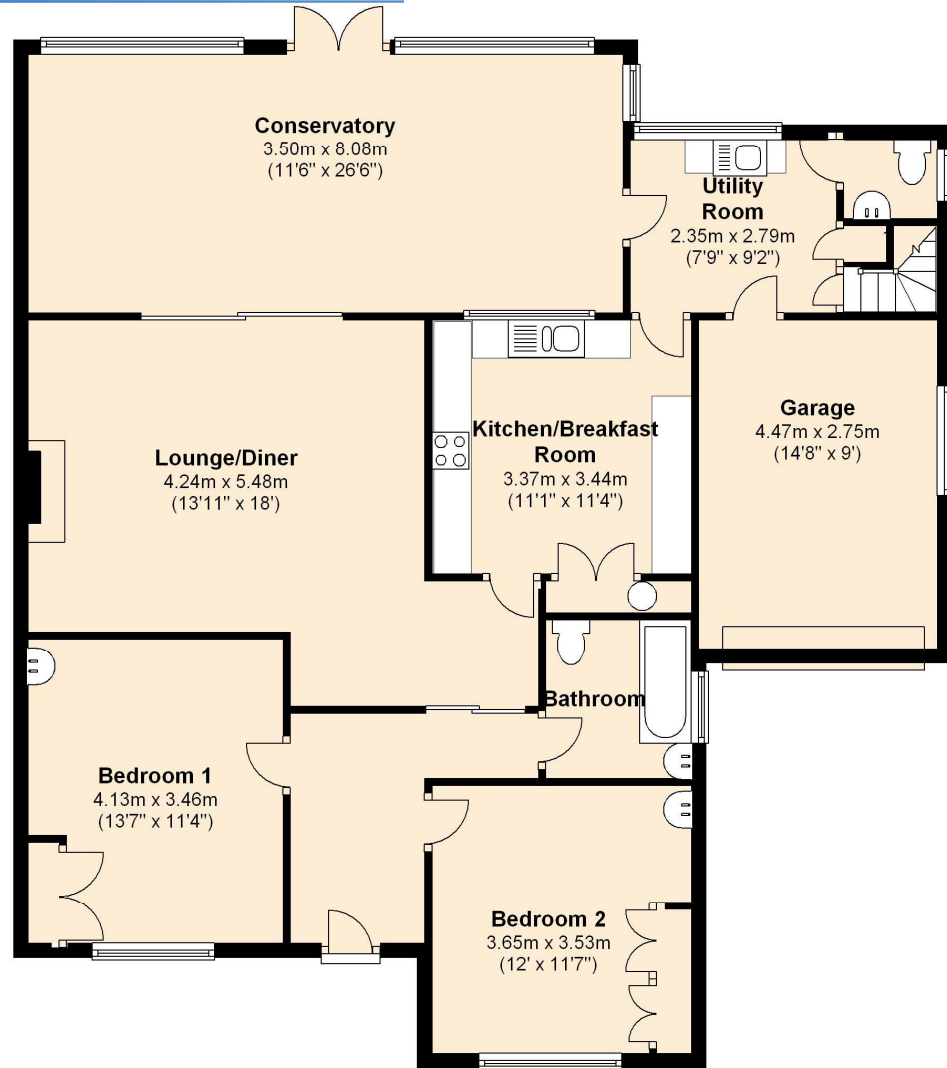


Ground Floor
3.5 sq. metres (1383.7 sq. feet)



Total area: approx. 128.5 sq. metres (1383.7 sq. feet)

21 Charledown Close

Plans are indicative
Not to scale



21 Charledown Close, Overton

Guide Price: £290,000 Freehold

Detached bungalow situated in a quiet location with a good sized garden to the rear. Although the accommodation does require some minor updating the property benefits from a large conservatory, a cellar and a garage with inspection pit.

- Lounge/Dining Room
- Utility Room & Cloakroom
- 2 Bedrooms
- Garage
- Kitchen Breakfast Room
- Conservatory
- Cellar
- Good Sized Garden

ilities including a range of shops, pubs and restaurants. There is a mainline railway station offering a direct line to London's M1 and road access to the A303, A34 and M3.

This detached bungalow was constructed in the early 1960s of brick elevations beneath a pitched tiled roof and partly set with UPVC double glazed windows.

ACCOMMODATION Front door leading into:

HALLWAY Doors leading to bedrooms and sliding door to:

LIVING/DINING ROOM 13'11 (4.24m) x 18'0 (5.48m) Fireplace with coal effect gas burner and brick surround. Glazed sliding doors to:



CONSERVATORY 11'6 (3.5m) x 26'6 (8.08m) Large double aspect conservatory with doors to garden.

KITCHEN/BREAKFAST ROOM 11'1 (3.37m) x 11'3 (3.44m) Window to rear. Range of eye and base level cupboards and drawers with work tops over and inset one and a half bowl stainless steel sink with drainer. Electric cooker with double oven. Airing cupboard with hot water tank and gas fired boiler. Door to:

UTILITY ROOM 7'9 (2.35m) x 9'2 (2.79m) Window to rear. Sink and drainer, storage cupboards, space and plumbing for washing machine, stairs to CELLAR (4.12 x 2.40) with power and light, door to garage and door to:

CLOAKROOM Window to side. WC and wash hand basin.

BEDROOM 1 13'7 (4.13m) x 11'4 (3.46m) Window to front. Fitted wardrobe cupboard, wash hand basin.

BEDROOM 2 12'0 (3.65m) x 11'7 (3.53m) Window to front. Fitted cupboards, wash hand basin.

BATHROOM Window to side. Bath with shower over, wash hand basin and WC. Access to boarded loft.

FRONT GARDEN Paved front garden with flower beds and driveway offering parking for several cars, car port and access to garage.

GARAGE 14'8 (4.47m) x 9'0 (2.75m) Single garage with up and over door, window to side, door to utility room and INSPECTION PIT with access through to CELLAR.

REAR GARDEN Good sized rear garden with large patio area adjacent to the property. The remainder is mainly laid to lawn with mature trees and shrubs including fruit trees. Secluded gazebo with seating area, small pond, timber shed and a further timber store to one corner.

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

LOCAL AUTHORITY Basingstoke & Deane Borough Council. Tel: 01256 844844.

DIRECTIONS Leave Andover via the B3400. Continue through Whitchurch and Laverstock until you reach Overton. Continue along London Road into the High Street and turn right just past the Red Lion public house into Red Lion Lane. Continue over the crossroads into Sapley Lane and turn right Charledown Close where the property can be found on the left.

