



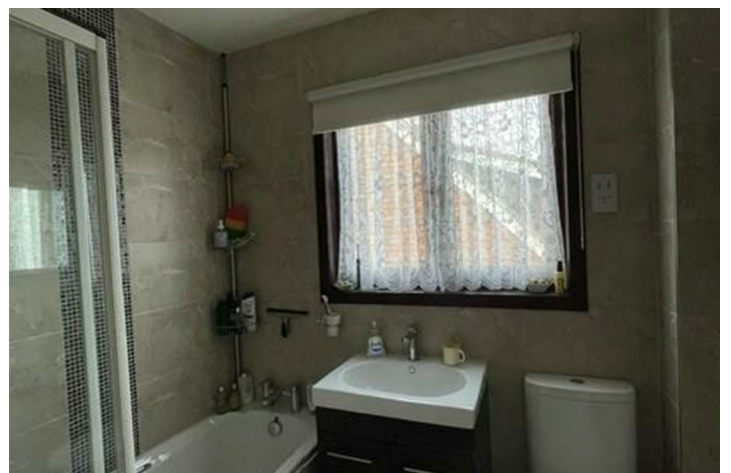
48 Mercia Avenue, Charlton, Andover, SP10 4EJ
Guide Price £450,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after and picturesque village of Charlton to the north side of Andover having countryside surrounding, Graham & Co are delighted to bring to the market this spacious detached family home. The property itself benefits from an entrance hall with cloakroom, L-Shaped living room with dining area leading to the garden and a modern fitted kitchen. To the first floor there are three/four bedrooms which the master can be by design split into two rooms, family bathroom, gas central heating, double glazing and the added advantage of aircon. Outside a long drive leads to the property and the garage with the rear garden of excellent size, well landscaped with patio and lawn abundance of mature flowers and shrubs.





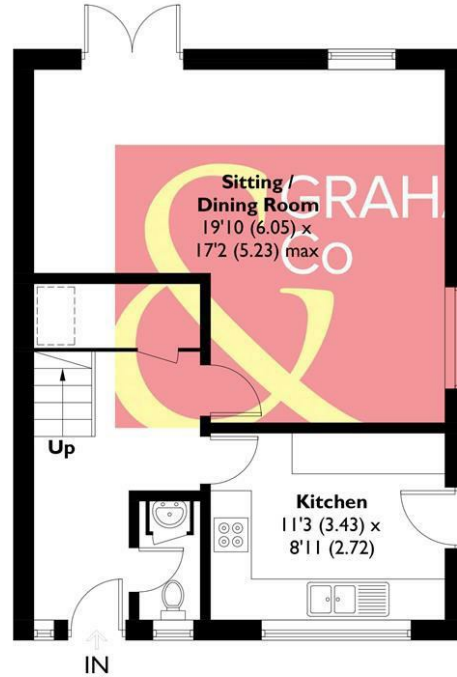
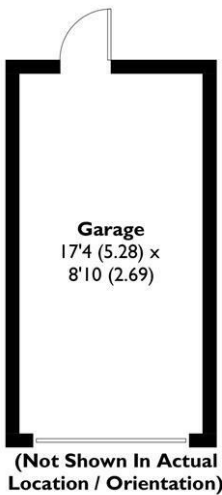
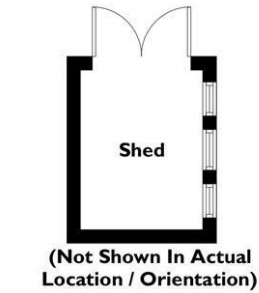
Charlton

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.



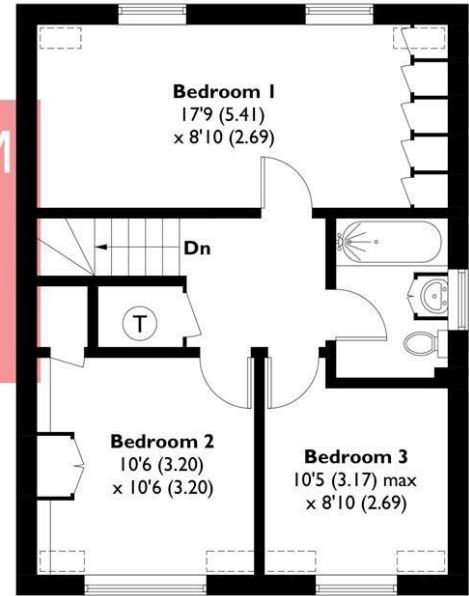


APPROXIMATE GROSS INTERNAL AREA = 1060 SQ FT / 98.5 SQ M
SHED / GARAGE = 199 SQ FT / 18.5 SQ M
TOTAL = 1259 SQ FT / 117.0 SQ M



GROUND FLOOR
533 SQ FT / 49.5 SQ M

= Reduced headroom below 1.5m / 5'0



FIRST FLOOR
527 SQ FT / 49.0 SQ M

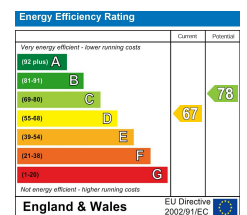
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1298331)
Produced for Graham & Co

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