



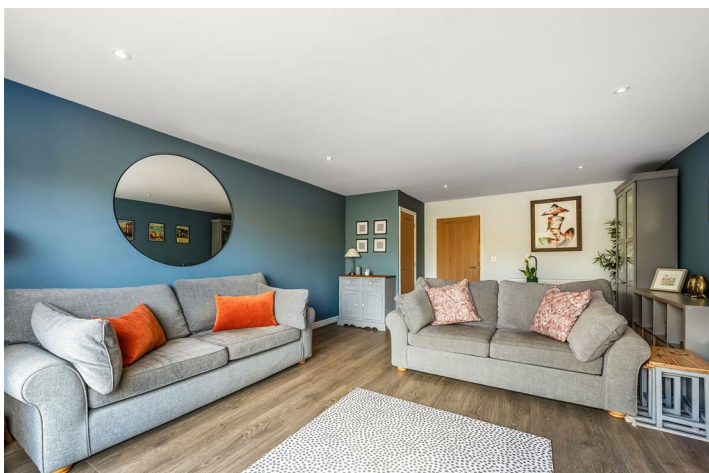
4 Hillside Gardens Charlton Road, Andover, SP10 4EW
Asking Price £350,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Graham & Co are delighted to bring to the market this attractive three-bedroom home, situated within the sought-after Hillside Gardens development—an exclusive collection of just seven properties designed to offer a sense of individuality rarely found in larger developments. Constructed in 2017, the property benefits from all the advantages of a modern home, offering well-designed and contemporary accommodation throughout. The accommodation is well arranged and begins with a welcoming entrance hall, leading through to a modern fitted kitchen positioned to the front of the property, complete with integrated appliances and ample work surface space. There is also a convenient downstairs cloakroom. To the rear, the impressive sitting/dining room provides a bright and spacious living area, enhanced by bi-fold doors opening directly onto an elevated decked balcony. This is a real feature of the home, creating a seamless indoor-outdoor flow and offering an excellent space for entertaining or relaxing whilst enjoying the pleasant outlook over the trees beyond. To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished with stylish tiling. Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to provide a low-maintenance space, incorporating a patio seating area and artificial lawn, all enclosed by fencing. Steps lead up to the decked balcony, further enhancing the connection between the garden and main living space. The property also benefits from driveway parking, complete with an electric vehicle (EV) charger, along with additional visitor parking within the development. Backing onto an abundance of mature trees, the setting offers a high degree of privacy and a lovely natural outlook, further enhancing the appeal of this excellent home.



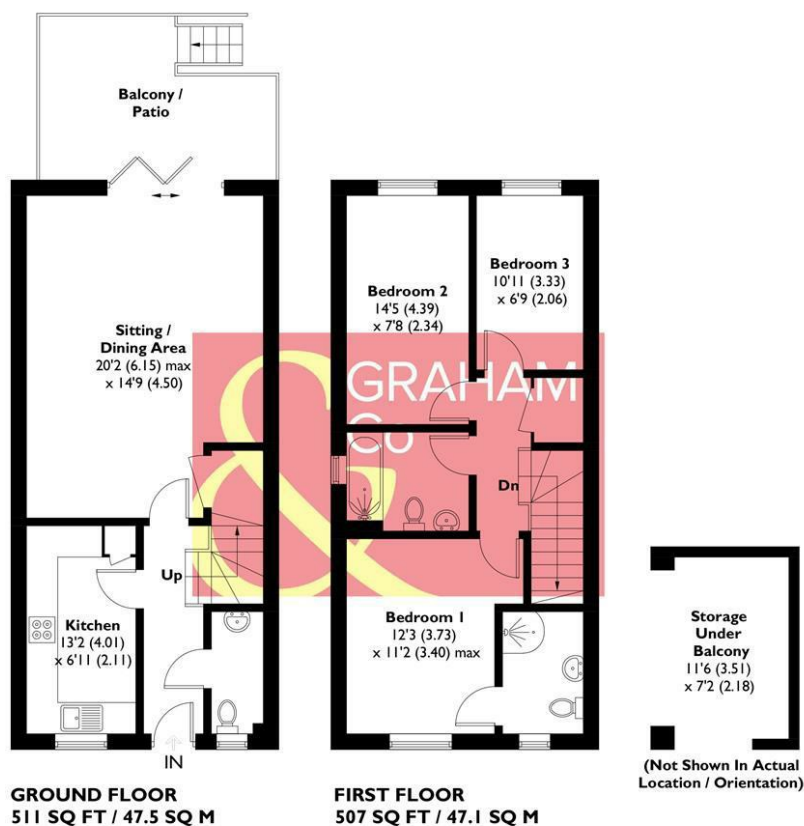


The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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 = 1018 SQ FT / 94.6 SQ M
(EXCLUDING STORAGE UNDER BALCONY)**



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 (ID1287711)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(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: D



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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.

