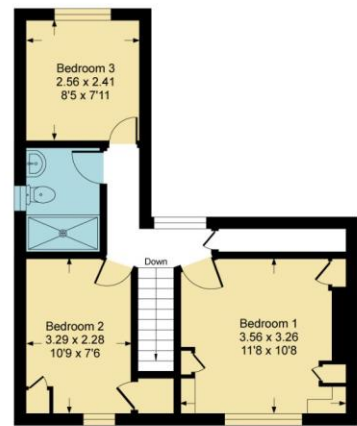


**Charlton Road, SP11**  
Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



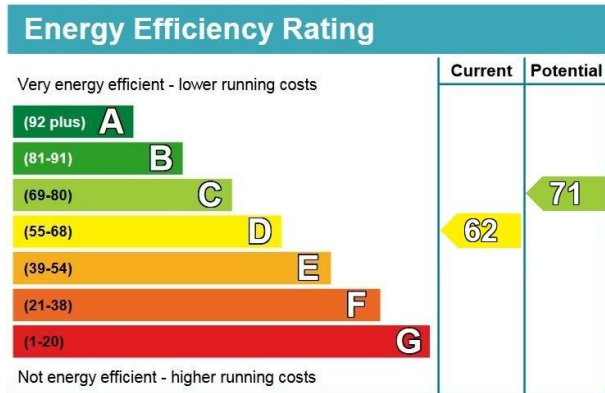
First Floor



Ground Floor



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



**Charlton Road, Andover**

**Guide Price £365,000 Freehold**

- Entrance Lobby
- Dining Room
- 3 Bedrooms
- Driveway Parking
- No Onward Chain

- Sitting Room
- Kitchen
- Shower Room
- Garden with Pond
- Close to the Railway Station

**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 detached house is located within easy walking distance of the railway station. The accommodation, which has much character and has been improved by the current owners, comprises entrance lobby with open access to a sitting room with French doors to the garden, a dining room, a triple aspect kitchen, three first floor bedrooms and a shower room. To the front there is driveway parking for several cars whilst a particular feature of the property is the fairly secluded garden with a large seating area, a raised pond and two sheds.

**LOCATION:**

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station, which is within walking distance of the property, runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**

Front door into:

**ENTRANCE LOBBY:**

Window to side and open access to stairs to first floor.

**SITTING ROOM:**

Window to front and French doors to rear garden. Engineered oak flooring and brick fireplace with wood burner.

**DINING ROOM:**

Double aspect with engineered oak flooring and understairs storage cupboard. Doorway to:

**KITCHEN:**

Triple aspect with a door to the garden. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and double oven below. Space and plumbing for washing machine and tumble drier, space for fridge/freezer and a further appliance. Breakfast bar and cupboard with wall mounted boiler.

**FIRST FLOOR LANDING:**

L shaped landing with window to rear. Door to eaves storage and doors to:

**BEDROOM 1:**

Window to front (to be replaced). Fitted wardrobe cupboards and shelved recess.

**BEDROOM 2:**

Window to front (to be replaced). Small wardrobe cupboard and loft access.

**BEDROOM 3:**

Window to rear.

**SHOWER ROOM:**

Window to side. Double shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is paved parking for several cars and gated access to:

**REAR GARDEN:**

Large patio area adjacent to the house leading to an area of lawn with mature shrubs, ornamental trees and a raised pond. A stepping stone path leads to the rear where there are two sheds (one new with power and light).

**TENURE & SERVICES:**

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

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

