



75 Charlton Road, Andover, SP10 3XB
Asking price £525,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on Charlton Road within walking distance of the train station, hospital and town centre, Graham & Co are delighted to bring to the market this impressive detached property which has been extensively upgraded by the present owner and must be seen to appreciate the high quality of the interior. The property itself benefits from oak flooring and doors throughout, a spacious living room with feature log burner and bi-fold doors leading to the glass roofed orangery/family room. An open plan fitted kitchen with built-in appliances and central island having quartz/granite worktop leads to the utility room. There are four bedrooms with the master having en-suite shower room and family bathroom, gas central heating, double glazing and fitted solar panels with storage batteries. Outside a driveway leads to the double garage with further parking to front and side, the rear garden comprises patio leading to lawn, shrub beds, enclosed by fencing.



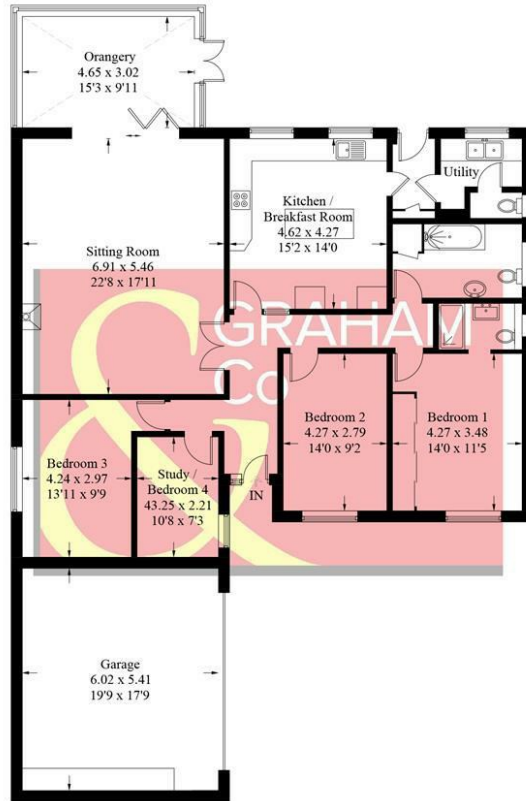


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



Charlton Road, SP10

Approximate Gross Internal Area = 156.3 sq m / 1682 sq ft
 Garage = 31.8 sq m / 342 sq ft
 Total = 188.1 sq m / 2024 sq ft



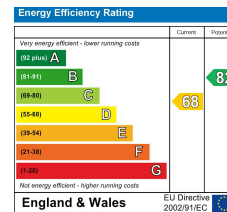
Ground Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID72348)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the third exit. At the following roundabout, keep in the right hand lane and proceed along Western Avenue dual carriageway. At the following roundabout turn left into Charlton Road, follow under the railway bridge, and the property can be found opposite the hospital on the left hand side.



Tax Band: E



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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.