



53 Armstrong Rise, Charlton, Andover, SP10 4EB
Guide Price £345,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in the sought after and picturesque village of Charlton having countryside surrounding, Graham & Co are delighted to bring to the market this stylish end-of-terrace family home which has been tastfully upgraded by the present owner. The property itself benefits from an entrance hall with cloakroom, sitting room with views to front, open plan fitted kitchen with dining area and a spacious garden room. To the first floor there are three bedrooms and a modern fitted bathroom with bath and seperate shower, gas central heating and double glazing. The gardens have been landscaped with low maintenance in mind comprising patio and shingle, artificial turf all enclosed by fencing, driveway to side.





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.

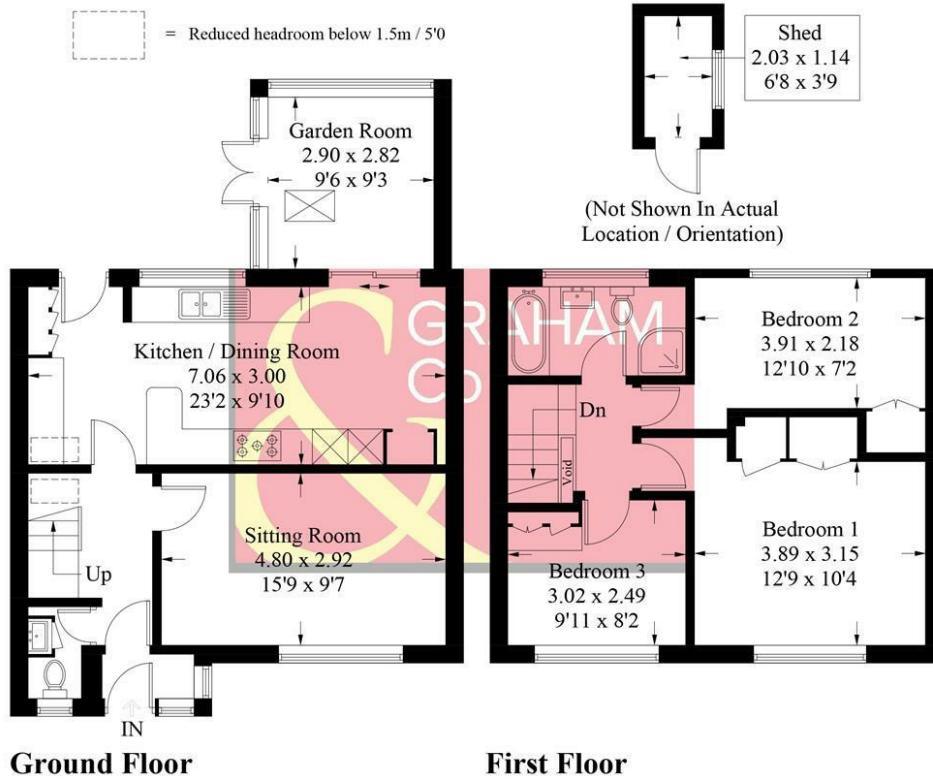


Armstrong Rise, Charlton, SP10

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft

Shed = 2.3 sq m / 25 sq ft

Total = 100.1 sq m / 1078 sq ft



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 (ID684165)

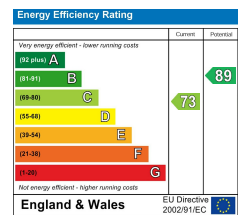
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