



4 Mercia Avenue, Charlton, Andover, SP10 4EJ
Guide Price £525,000



4 Mercia Avenue, Charlton Andover, Guide Price £525,000

PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled in the charming village of Charlton, Andover, this spacious detached house on Mercia Avenue offers a delightful blend of comfort and modern living. With three well-proportioned reception rooms, including a large sitting room with a dining area, this property is perfect for both entertaining guests and enjoying family time. The dining room presents a versatile option, as it could easily serve as a fourth bedroom or an annex, catering to your specific needs, and a good sized fitted kitchen.

The first floor boasts three inviting bedrooms, providing ample space for relaxation. A modern bathroom completes the upper level, ensuring convenience for all residents. The ground floor features a welcoming hall and cloakroom, enhancing the practicality of the home.

Outside, the property is equally impressive, with parking available for up to four vehicles, making it ideal for families or those who enjoy hosting visitors. The landscaped gardens offer a serene outdoor space, perfect for enjoying the far-reaching open views that surround the home. Additionally, a garage, garden office, and a store/utility area provide further functionality, catering to various lifestyle requirements. This property is a true gem, combining spacious living with the tranquility of village life. Whether you are looking for a family home or a peaceful retreat, this house on Mercia Avenue is sure to impress. Don't miss the opportunity to make this delightful property your own.





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.

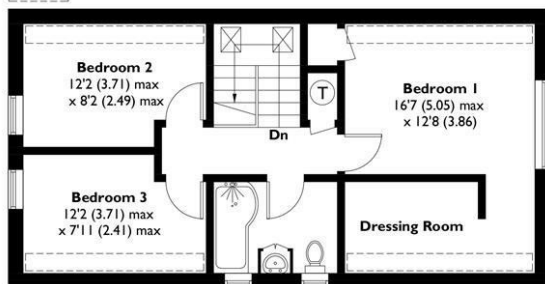




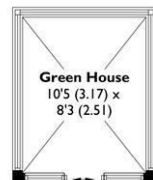
APPROXIMATE GROSS INTERNAL AREA = 1297 SQ FT / 120.5 SQ M
OUTBUILDINGS = 425 SQ FT / 39.5 SQ M
TOTAL = 1722 SQ FT / 160.0 SQ M

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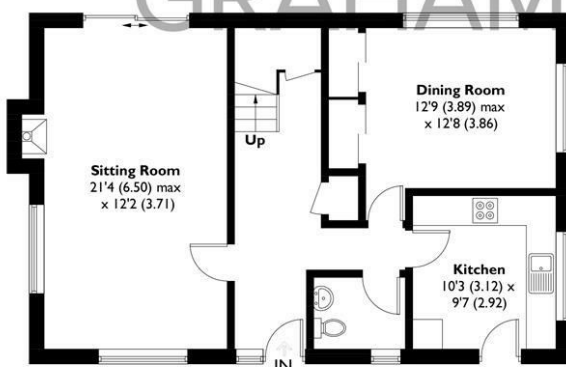
= Reduced headroom below 1.5m / 5'0"



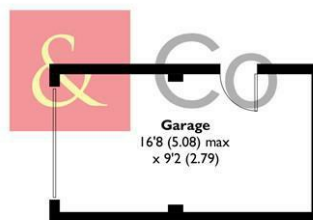
FIRST FLOOR
563 SQ FT / 52.3 SQ M



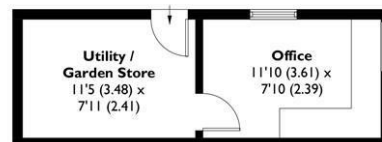
(Not Shown In Actual Location / Orientation)



GROUND FLOOR
734 SQ FT / 68.2 SQ M



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 (ID1339146)

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Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.