



73 Mercia Avenue, Charlton, Andover, SP10 4HA  
Guide Price £599,950





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#### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer this impressive four bedroom detached family home appropriately extended and presented to a stylish and contemporary taste and sold with an established forward chain. Situated in Mercia Avenue, a hugely popular side of Charlton village with a friendly and communal atmosphere, the accommodation comprises an entrance hall, living room, modern fitted kitchen/breakfast room and a utility room. Upstairs there are four generously sized rooms with the master bedroom having its own snug area and ensuite. The second bedroom also has an ensuite as well as an en suite. There is also a three piece suite family bathroom. To the rear the garden is south facing and features a raised decking area, lawn and well manicured shrubs and trees. further benefits include solar panels on the roof.



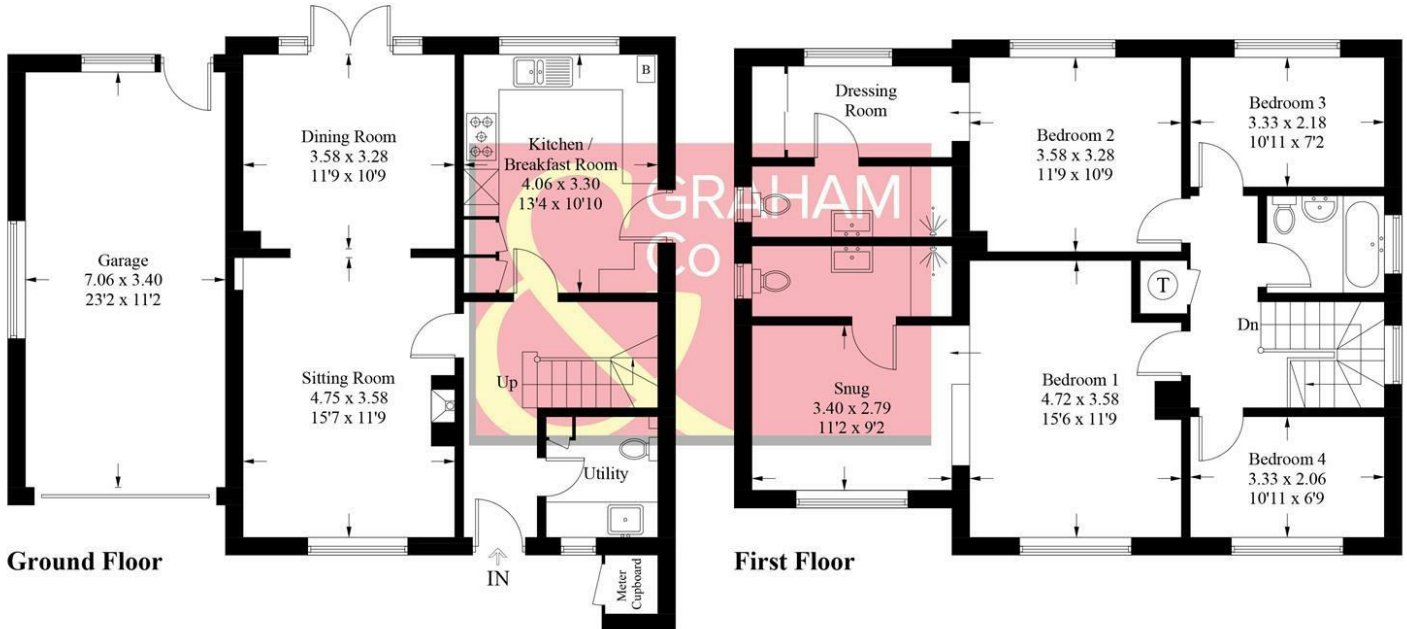






## Mercia Avenue, SP10

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft  
Garage / Meter Cupboard = 25.0 sq m / 269 sq ft  
Total = 167.6 sq m / 1804 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 (ID1191463)

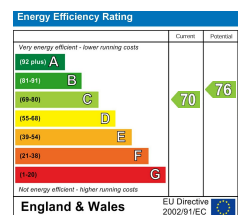
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.