



**19 Wetherby Gardens, Charlton, Andover, SP10 4DH**  
**Guide Price £310,000**



## 19 Wetherby Gardens, Charlton Andover, Guide Price £310,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the picturesque and sought after village of Charlton to the North side of Andover, Graham & Co are delighted to bring to the market this end-of-terrace family home. The property itself benefits from an entrance porch leading to the sitting room, kitchen with dining area. To the first floor there are three bedrooms and a modern shower room, gas central heating and double glazing. Outside a path leads to the front with a garage and drive to side and an enclosed rear garden comprising patio and lawn, flower beds. NO CHAIN SALE.



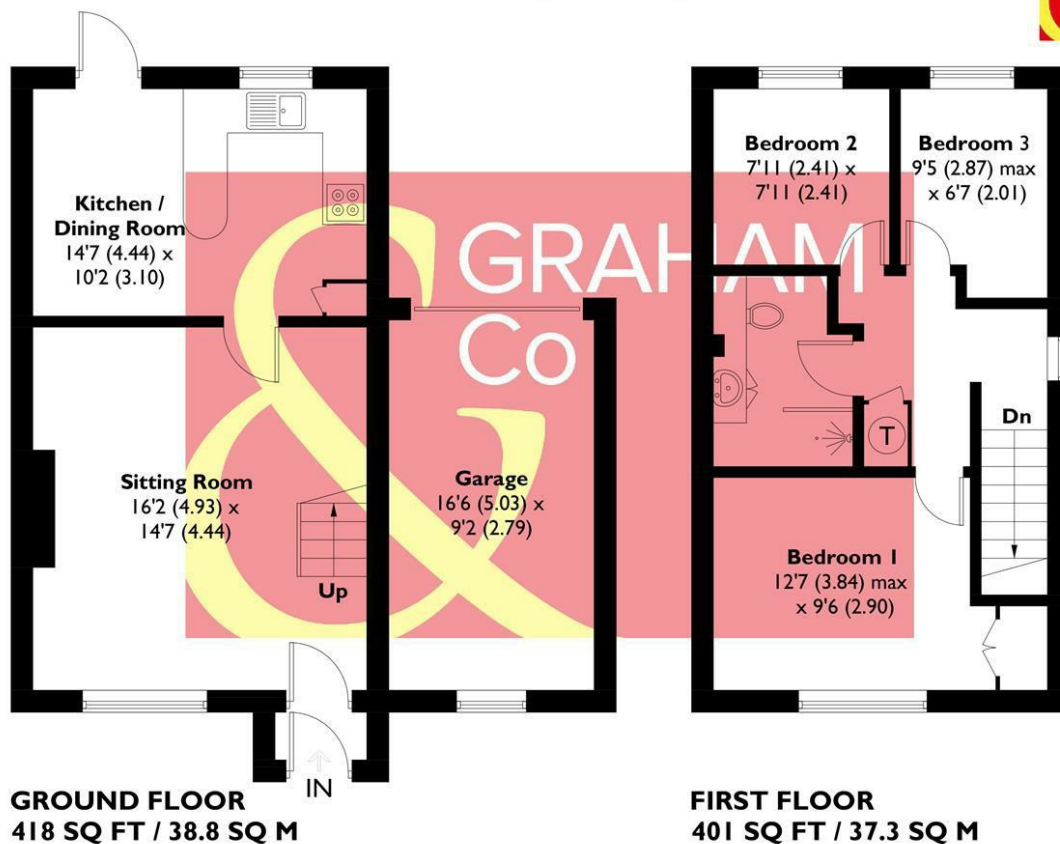


The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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 = 819 SQ FT / 76.1 SQ M**  
**GARAGE = 152 SQ FT / 14.1 SQ M**  
**TOTAL = 971 SQ FT / 90.2 SQ M**



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 (ID 1308950)  
**Produced for Graham & Co**

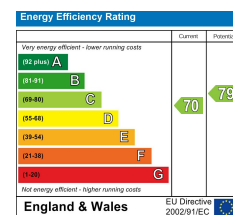
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