



29 Holyborne Road | £365,000
Halterworth, Romsey, Hampshire, SO51 5QW

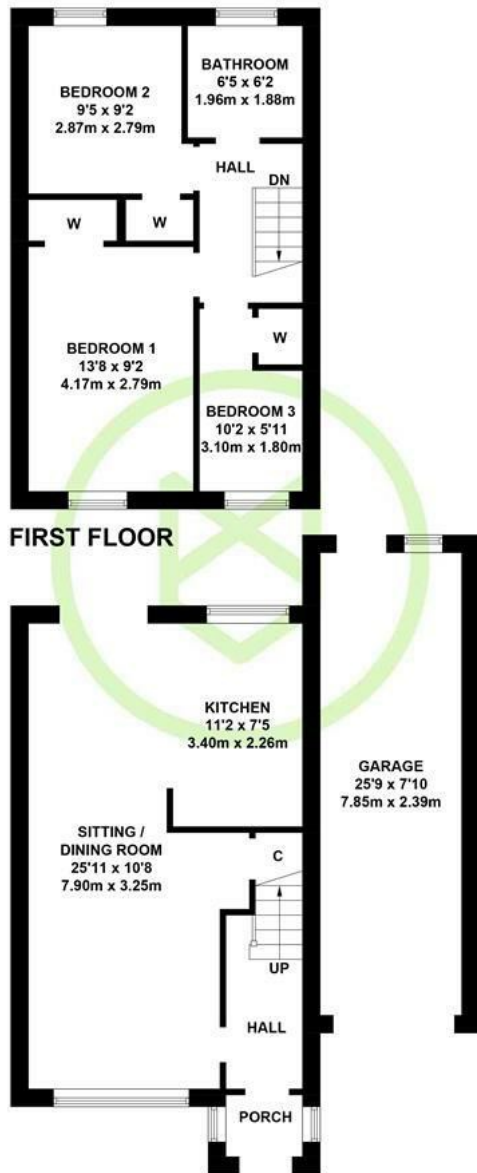




29 Holyborne Road
Halterworth, Romsey, Hampshire, SO51 5QW

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





FIRST FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 411 SQ FT / 38.2 SQ M
 FIRST FLOOR = 395 SQ FT / 36.7 SQ M
 GARAGE = 202 SQ FT / 18.8 SQ M
 TOTAL = 1008 SQ FT / 93.7 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1105431)

Summary

An immaculate link-detached house, nestled in a quiet cul-de-sac, situated within the desirable district of Halterworth. This modern home features three bedrooms each with built in storage, family bathroom, open plan sitting/dining area and stunning kitchen. Outside, the home boasts an enclosed rear garden, driveway parking for several vehicles and useful garage.

Summary

- Immaculately presented detached residence
- Open plan sitting/dining area
- Modern kitchen
- Catchment for the Halterworth Primary and Mountbatten Secondary School
- Situated within a quiet cul-de-sac
- Ample driveway parking leading to garage
- Secluded rear garden

EPC Rating

Energy Efficiency Rating
 Current D
 Potential B

29 Holyborne Road

Halterworth, Romsey, Hampshire, SO51 5QW

Ground Floor

Upon entry, a useful porch opens into entrance hall which provides access for the sitting/dining room and stairs leading to the first floor landing. The open plan sitting/dining room is an expansive area with useful under stairs cupboard, ample space for seating furniture, space for dining table with chairs and single door opening out to the rear garden. Finished to a high standard, the modern kitchen features a selection of wall and base storage units, space for fridge/freezer, plumbing for washing machine and variety of built in appliances including oven, grill and hob with extractor above.

First Floor

The first floor landing allows access for all three bedrooms and family bathroom. The principal bedroom is a generous double with useful built in wardrobe. Bedroom two is a double room with built in wardrobe and onlooks the rear garden. Bedroom three is an ample single or perfect study space with built in storage. The family bathroom has floor to ceiling tiles and comprises shower over bath, WC and wash basin.

Outside

The enclosed rear garden offers a high level of seclusion and is mainly laid to lawn. Gate opens to steps which lead down to a private decking area, offering a perfect retreat for outdoor seating or dining. Useful door opens into the rear of the garage.

Parking

Driveway parking for several vehicles leading to garage with up and over door

Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth such as services 35 to Romsey, 66 to Winchester and W1 to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows.

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

