



1 Westbroke Gardens | £725,000
Fishlake Meadows, Romsey, SO51 7RQ





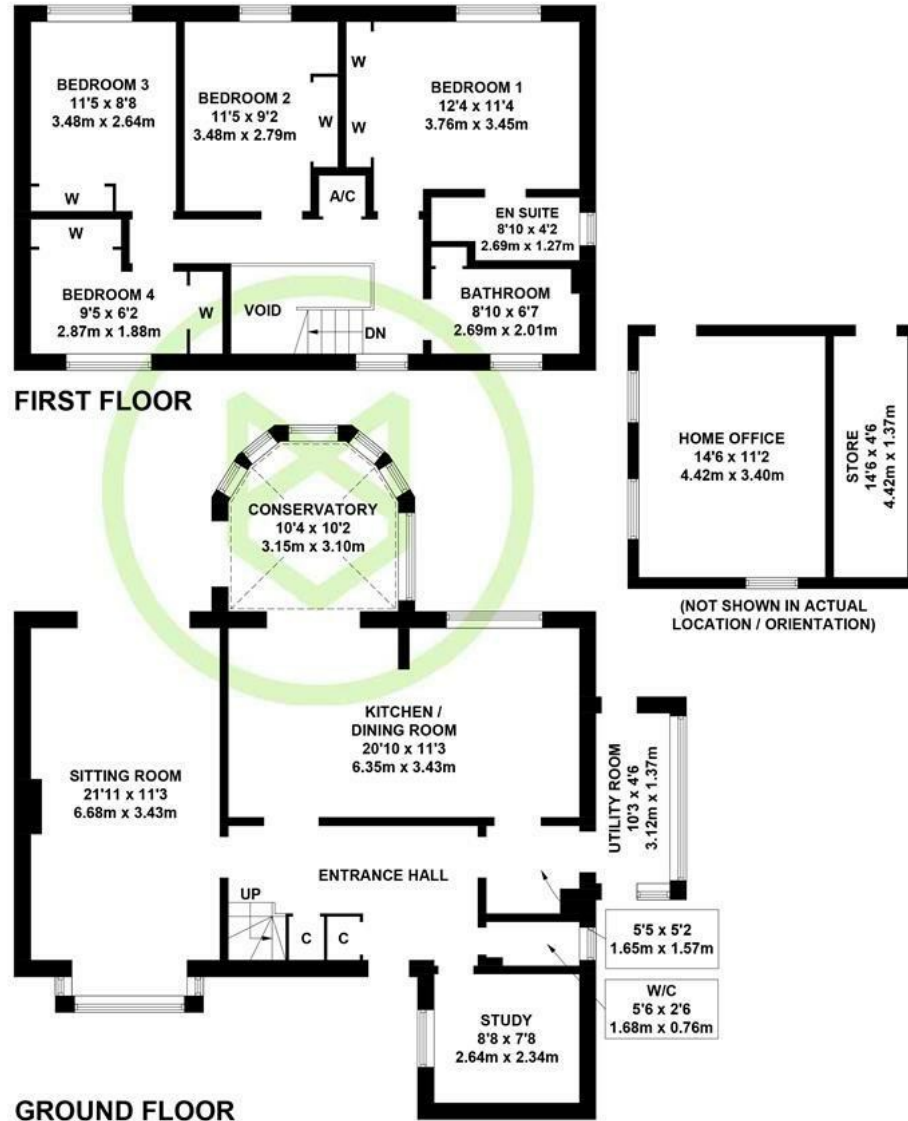
1 Westbroke Gardens
Fishlake Meadows, Romsey, SO51 7RQ

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



Summary

Ideally positioned within walking distance of Romsey town centre, this detached home offers a great deal of privacy, with light and spacious accommodation. Comprising four bedrooms, en-suite shower room to bedroom one, family bathroom, sitting room, study, kitchen/dining room/conservatory, utility room, study and large external home office. Outside there is driveway parking for several vehicles and a pleasant south westerly facing rear garden.



APPROXIMATE GROSS INTERNAL AREA (EXCLUDING VOID)

GROUND FLOOR = 899 SQ FT / 83.5 SQ M

FIRST FLOOR = 613 SQ FT / 57.0 SQ M

OUTBUILDING = 232 SQ FT / 21.6 SQ M

TOTAL = 1744 SQ FT / 162.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1054148)

Features

- Located within the desirable development of Fishlake Meadows
- A short flat walk into Romsey town centre and Romsey Railway Station
- Four bedrooms, all with fitted/built in wardrobes
- En-suite and family bathroom
- Sitting room, study and kitchen/dining room/conservatory
- Utility room and downstairs WC
- Large home office located to the front of the home
- Driveway parking for several vehicles

EPC Rating

Energy Efficiency Rating

Current D

Potential C

1, Westbroke Gardens, Fishlake Meadows, Romsey, SO51 7RQ

Ground Floor

The welcoming entrance hallway provides access to the sitting room, kitchen/dining room/conservatory, study, downstairs WC and understairs storage. The large sitting room has a fireplace providing the perfect focal point, a bay window overlooks the front of the home and doors open to the rear garden. The kitchen/dining room/conservatory is a wonderful space for both entertaining and family alike, the perfect space for modern living. The modern kitchen is fitted with a range of cupboards and drawers, integrated oven, microwave, fridge, hob with extractor hood over, breakfast bar and heated towel rail. The dining area opens into the conservatory, which overlooks the rear garden. The study is fitted with a range of bookshelves and a desk. The utility room has space for a washing machine, tumble dryer, a fridge and doors opening to the front and rear of the home.

First Floor

The spacious first floor landing provides access to all four bedrooms, the family bathroom and airing cupboard. Bedroom one is a generous double room, benefiting from wall length built in wardrobes, the en-suite is fitted with a WC, wash basin with storage under and enclosed shower cubicle. Bedrooms two and three are both double rooms that overlook the rear garden and both benefit from fitted wardrobes. Bedroom four is a good size single room also benefiting from fitted wardrobes. The family bathroom has been refitted with a modern white suite comprising WC, wash basin with storage under, bath with shower over, fitted shower screen, fully tiled walls and flooring and a heated towel rail.

Home Office

As the ex show home for this development, the original sales office is a large room accessed from the driveway. This room has fitted bookshelves and offers many uses as a space, including home office or hobby room, a store room adjoins the home office.

Outside

The rear garden offers a great deal of privacy and a pleasant south westerly aspect. Paving adjoins the rear of the home, there is a lawned area, established hedging, a garden shed and store cupboard. Access is provided to the front of the home via a side gate.

Parking

Block paved driveway parking for several vehicles is located to the front of the property.

Location

Fishlake Meadows is one of the most sought after districts in Romsey. Connecting to Canal Walk offers a convenient walking distance to Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

Sellers Position

No forward chain

Age

1990s

Tenure

Freehold

Heating

Gas central heating

Primary School

Romsey Primary School

Secondary School

The Romsey School

Council Tax

Band F - Test Valley Borough Council

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

