



19 Meon Road | £385,000  
Romsey, Hampshire, SO51 5PU







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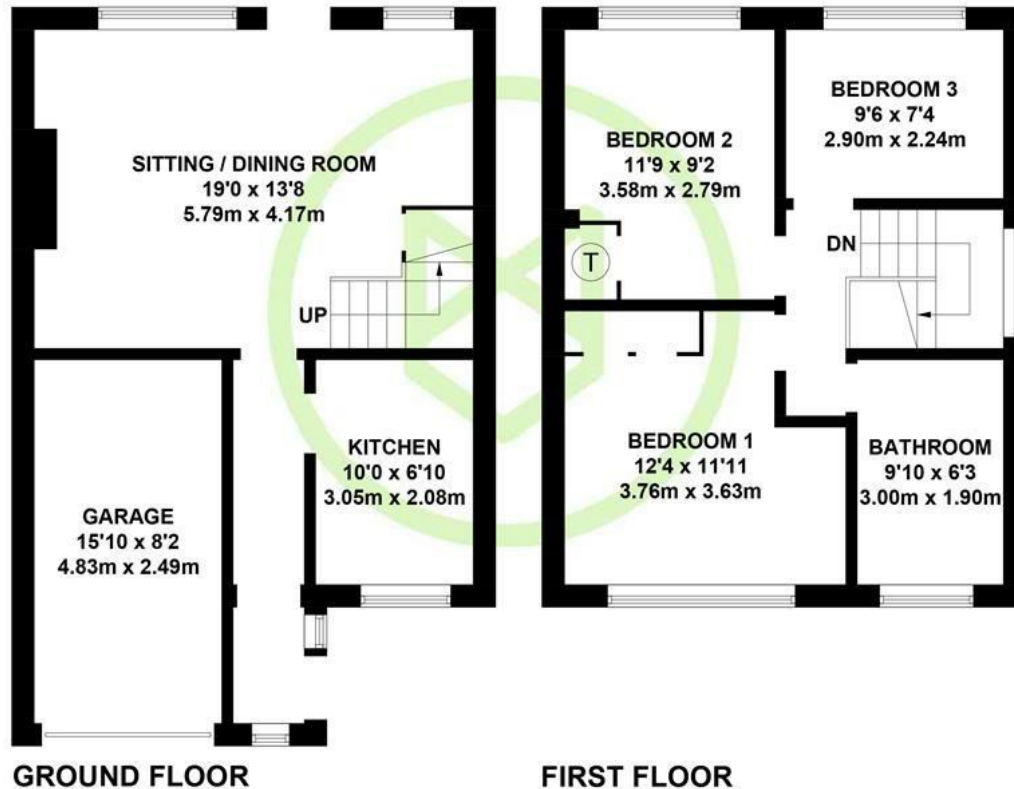
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## Summary

Positioned within one of Romsey's most sought after residential districts. This well presented semi-detached house is located within the highly desirable Halterworth Primary and The Mountbatten Secondary school catchments. The home features three good size bedrooms, modern bathroom, kitchen, open plan sitting/dining area, south facing rear garden and driveway parking leading to garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 395 SQ FT / 36.7 SQ M  
FIRST FLOOR = 466 SQ FT / 43.3 SQ M  
GARAGE = 130 SQ FT / 12.1 SQ M  
TOTAL = 991 SQ FT / 92.1 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1171160)

## Features

- Well proportioned semi-detached house
- Halterworth Primary and The Mountbatten Secondary School catchments
- Three bedrooms
- Modern kitchen and bathroom
- Open plan sitting/dining room
- South facing rear garden
- Driveway parking leading to garage

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 19, Meon Road, Romsey, Hampshire, SO51 5PU

## Ground Floor

Upon entry, the entrance hall provides access for the kitchen and sitting/dining room. The kitchen has a selection of wall and base storage units, oven, hob with extractor above, plumbing for washing machine, plumbing for dishwasher and space for fridge/freezer. Set at the rear of the home, the open plan sitting/dining room has dual windows onlooking the garden, stairs leading to first floor landing, under stairs storage cupboards and door out to the rear garden.

## First Floor

The first floor landing allows access for all three bedrooms and family bathroom. The principal bedroom is a generous double which benefits from built in wardrobes. Bedroom two is a good size double which onlooks the rear garden and airing cupboard. Bedroom three is an ample single or perfect study space. The modern family bathroom comprises shower unit, bath, WC and wash basin.

## Outside

Enjoying a south facing aspect, the enclosed rear garden has a adjoining woodchip seating area, spacious area of lawn and useful pedestrian gate leading to the front of the home.

## Parking

Driveway parking leading to garage with up and over door.

## Location

The quiet, family district of Halterworth district is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and Romsey train station, offering exceptionally easy access to the towns 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.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas

## Infant and Junior School

The Halterworth Primary School

## Secondary School

The Mountbatten Secondary School

## Council Tax

Test Valley - Band C

## 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.

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