



53 Borden Way | £415,000
North Baddesley, Hampshire, SO52 9PD

 Henshaw Fox



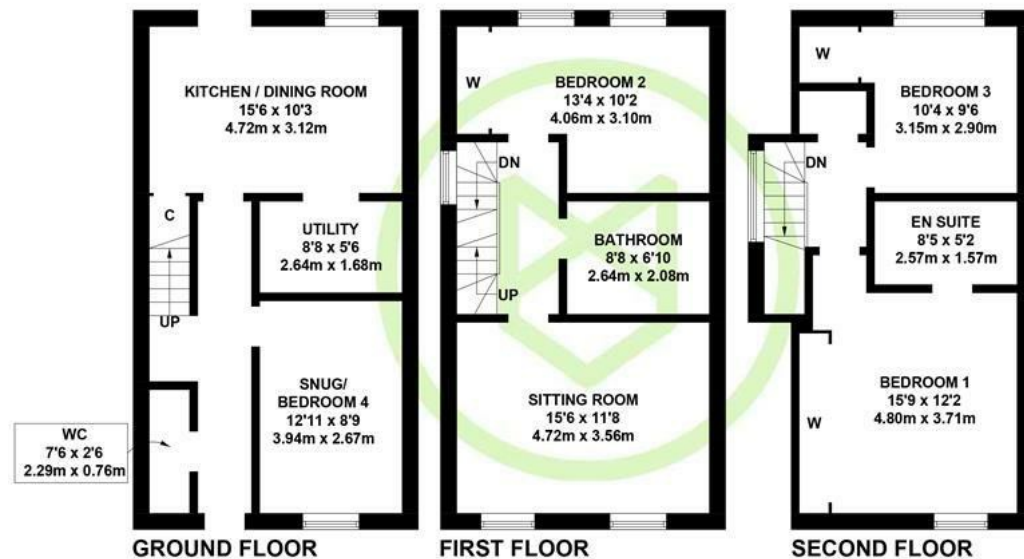
53 Borden Way
North Baddesley, Hampshire, SO52 9PD

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



Summary

Positioned at the end of a terrace, this well proportioned home is situated within the sought after Knights Grove development in North Baddesley. The spacious accommodation features three bedrooms, en-suite to principal room, family bathroom, large sitting room, versatile snug/study, open plan kitchen/dining room and downstairs cloakroom. Outside, the home enjoys a low maintenance landscaped garden and allocated parking for two vehicles.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 457 SQ FT / 42.5 SQ M
FIRST FLOOR = 457 SQ FT / 42.5 SQ M
SECOND FLOOR = 415 SQ FT / 38.6 SQ M
TOTAL = 1329 SQ FT / 123.6 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1197737)

Features

- A beautifully presented end of terrace house arranged over three floors
- Open plan kitchen/dining room opening to rear garden
- En-suite to principal room, family bathroom and downstairs cloakroom
- Low maintenance rear garden
- Allocated parking for two vehicles
- Located within the sought after Knights Grove development in North Baddesley

EPC Rating

Energy Efficiency Rating
Current C
Potential B

53, Borden Way, North Baddesley, Hampshire, SO52 9PD

Ground Floor

Upon entry, an inviting entrance hall allows access for the kitchen/dining area, snug/bedroom four, cloakroom comprising WC and wash basin and stairs leading to the first floor landing. Positioned at the front of the home, the snug/bedroom four is a versatile room which onlooks the green space to the front. Located at the rear of the home, the open plan kitchen/dining room has ample space for table with chairs, useful under stairs storage cupboard and double doors opening to the rear garden. The kitchen has a selection of wall and base storage units, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer and built in appliances including oven, grill and hob with extractor above. The utility has a selection of wall and base storage units, space for condenser tumble dryer and sink.

First Floor

The first floor landing provides access for the sitting room, bedroom two, family bathroom and stairs leading to the second floor landing. The sitting room onlooks the green to the front and benefits from dual windows providing a bright and airy feel. Bedroom two is a good size double which onlooks the rear garden and benefits from a built in wardrobe. The family bathroom features a shower cubicle, separate bath, WC, wash basin and heated towel rail.

Second Floor

Ascending to the second floor, the landing provides access for the principal bedroom, bedroom three and useful storage cupboard. The principal bedroom is a generous double with built in wardrobe and en-suite comprising modern floor to ceiling tiles, walk in shower, WC, wash basin and heated towel rail. Bedroom three is a double with built in wardrobe.

Outside

The enclosed and landscaped rear garden can be accessed via the kitchen/dining room or side pedestrian gate. A spacious patio adjoins the home, providing the perfect outdoor entertainment or seating area. There are shingle borders and a timber shed.

Parking

Two allocated parking spaces

Location

The desirable Knights Grove development is situated pleasantly within North Baddesley, which is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Estate Charge

Approx £95 per annum

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas central

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

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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