



21 Borden Way | £450,000  
Knights Grove, North Baddesley, Hampshire SO52 9PD

 Henshaw Fox





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## Summary

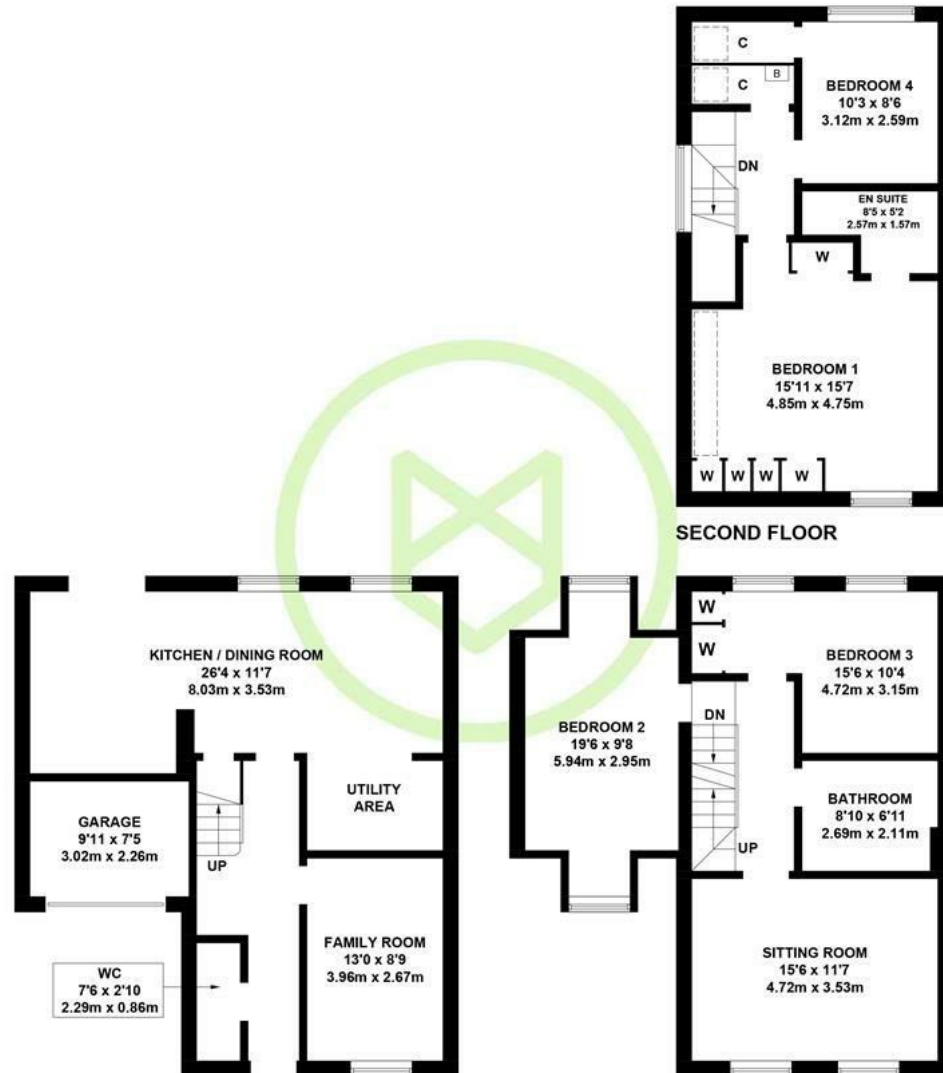
A beautifully presented town house offering versatile accommodation of approximately 1800 sq ft, set over three floors. With features such as driveway parking, attached garage at the side, south facing garden, along with well arranged internal space, this home is perfectly suited for a family or couple moving up on the property ladder. In brief, the accommodation comprises four bedrooms, en-suite shower room, four piece family bathroom, sitting room, family room, stunning kitchen opening into dining area, utility area and downstairs WC. The house is offered for sale with no chain.

## Features

- Stunning family home with versatile accommodation
- Four bedrooms with en-suite and family bathroom
- Located near to local amenities and North Baddesley Infant and Junior Schools
- South facing rear garden
- Recently fitted kitchen opening into dining area
- Downstairs WC and utility area
- Driveway parking with garage at the side of the home

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 680 SQ FT / 63.2 SQ M  
(INCLUDING GARAGE)  
FIRST FLOOR = 641 SQ FT / 59.6 SQ M  
SECOND FLOOR = 472 SQ FT / 43.9 SQ M  
TOTAL = 1793 SQ FT / 166.7 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1058478)



# 21 Borden Way

## Knights Grove, North Baddesley, Hampshire SO52 9PD

### Ground Floor

The welcoming entrance hallway presents a downstairs WC to the left, along with stairs leading to the first floor. There is a family room to the right, offering many uses as a room, such as study, play room or second sitting room. At the rear of the home is the stunning kitchen/dining room. The kitchen has recently been fitted with a range of cupboards and drawers, integrated double oven and gas hob, an opening leads to the the utility area which has an integrated fridge/freezer and space for the washing machine. The dining area has doors opening to the south facing rear garden.

### First Floor

The first floor landing provides access to two double bedrooms, a family bathroom and the sitting room. The sitting room has two windows overlooking an open green area to the front of the property, the family bathroom is fitted with a modern four piece white suite comprising bath, enclosed shower cubicle, WC and wash basin. Bedrooms two and three are both good size double rooms, bedroom three benefits from fitted wardrobes.

### Second Floor

The second floor landing has a cupboard housing the 'Vaillant' combination boiler, doors lead to bedroom one and bedroom four. Bedroom is a large double room with an array of fitted wardrobes. The en-suite comprises of an enclosed shower cubicle, wash basin and WC. Bedroom four is another double room also benefitting from fitted wardrobes.

### Outside

A lovely rear garden benefits from wonderful southerly aspect, a patio adjoins the back of the property with an area laid to lawn, enclosed with fencing and decorated with a variety of shrubs and flowerbeds, there is outside lighting, power, a garden shed and a gate providing rear access.

### Parking

There is driveway parking to the front of the property for two vehicles, with further unrestricted parking available on Borden Way itself. The garage is used for storage, has power, lighting and an up and over door.

### 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.

### Sellers Postion

No forward chain

### Tenure

Freehold

### Age

2005

### Heating

Gas central heating - 'Vaillant' combination boiler

### Infant and Junior School

North Baddesley Infant and Junior School

### Secondary School

The Mountbatten School

### Council Tax

Band D - 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.

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