



11 Linden Road | £425,000  
Romsey, Hampshire SO51 8DA



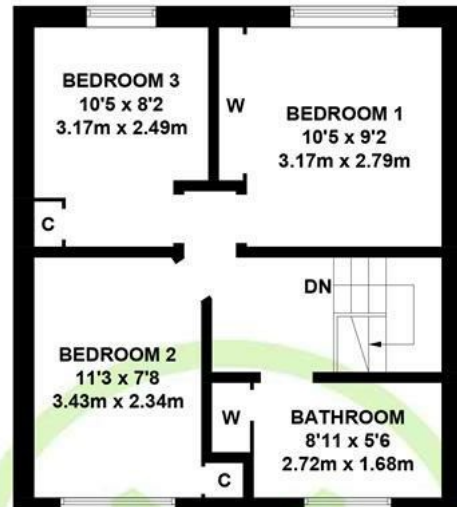




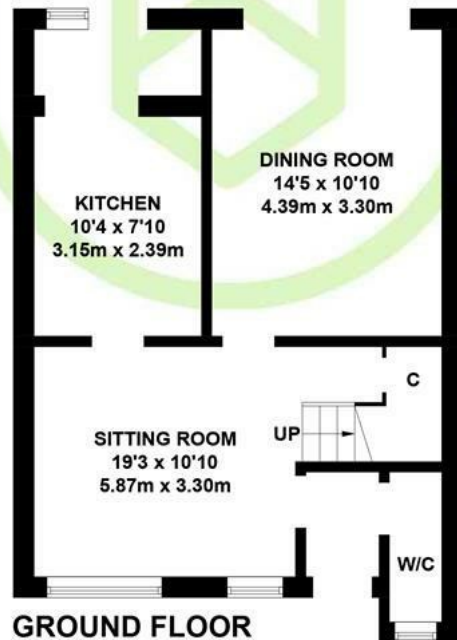
11 Linden Road  
Romsey, Hampshire SO51 8DA

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**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 506 SQ FT / 47.0 SQ M  
 FIRST FLOOR = 425 SQ FT / 39.5 SQ M  
 TOTAL = 931 SQ FT / 86.5 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1086188)

## Summary

Ideally positioned within Romsey town centre, this extended home is offered for sale with no forward chain and located within a quiet road. The accommodation comprises three bedrooms, modern shower room, sitting room, dining room, kitchen, downstairs WC, driveway parking and a pleasant rear garden.

## Features

- Located within Romsey town centre and a short walk away from nearby amenities
- No forward chain
- Block paved driveway with parking for two vehicles
- Three bedrooms and modern shower room
- Sitting room, dining room and kitchen
- Downstairs WC
- Low maintenance rear garden

## EPC Rating

Energy Efficiency Rating  
 Current  
 Potential

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## Ground Floor

The entrance hall provides access to the downstairs WC and the sitting room. The sitting room overlooks the front of the home, stairs lead to the first floor and doors open to the kitchen and the dining room. The kitchen is fitted with a range of cupboards and drawers, an integrated double oven, fitted hob with extractor hood over, there is space for a washing machine, dishwasher and fridge/freezer, a door opens to the rear garden. The dining room has space for the dining suite and sliding doors open to the rear garden.

## First Floor

The first floor landing provides access to the three bedrooms and the shower room. All three bedrooms are generous double rooms and all benefit from built in storage. The shower room is fitted with a modern suite comprising WC, wash basin and walk in shower.

## Outside

The low maintenance rear garden offers a pleasant easterly aspect, the garden is laid to paving and a gate provides rear access.

## Parking

There is block paved driveway parking to the front of the home for two vehicles.

## Location

Linden Road is situated within the town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

## 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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