



30 St. Johns Gardens | £585,000  
Romsey, Hampshire, SO51 7RW





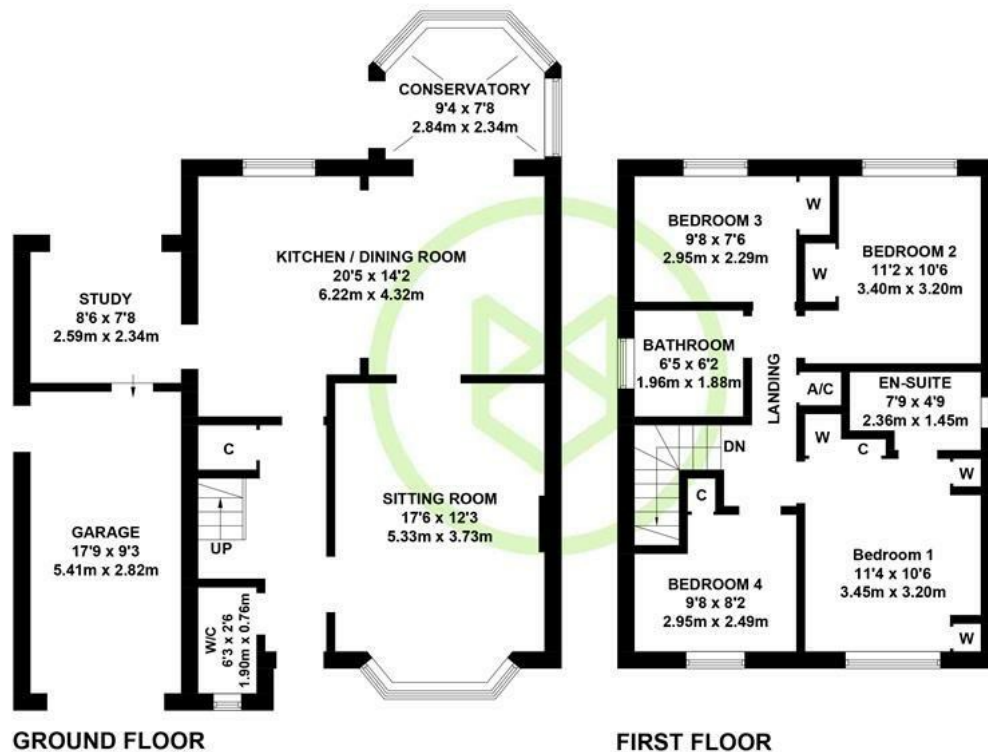
30 St. Johns Gardens  
Romsey, Hampshire, SO51 7RW

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## Summary

An impressive detached residence, positioned ideally within walking distance of Romsey Town centre. The home features four bedrooms, en-suite to principal room, family bathroom, sitting room with bay window, open plan kitchen/dining area opening to conservatory, separate study and useful downstairs WC. Outside, the home boasts a secluded westerly facing rear garden, ample driveway parking for several vehicles and garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 918 SQ FT / 85.3 SQ M  
FIRST FLOOR = 567 SQ FT / 52.7 SQ M  
TOTAL = 1485 SQ FT / 138.0 SQ M  
(INCLUDING GARAGE)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1120524)

## Summary

- Located within the desirable development of Fishlake Meadows
- Four bedrooms, all with fitted storage
- Modern bathroom and en-suite
- Open plan kitchen/dining area with Island unit
- A short flat walk into Romsey town centre and Romsey Railway Station
- Driveway parking for several vehicles and garage

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 30 St. Johns Gardens

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## Ground Floor

Upon entry, the entrance hall allows access for the sitting room, cloakroom featuring WC and wash basin, kitchen/dining area, storage cupboard and stairs leading to the first floor landing. The sitting room has double doors opening to the kitchen/dining area, large bay onlooking the front aspect and gas fire acting as a real focal point. Across the rear of the home, the kitchen/dining room is a brilliant open plan area with useful island unit, sliding door to conservatory and access to the study with sliding door out to the rear garden and door to garage. The kitchen has a selection of wall and base storage units and built in appliances including washing machine, dishwasher, double oven, grill and hob with extractor above.

## First Floor

The first floor landing provides access for all four bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double with built in storage units and en-suite comprising shower cubicles, WC, wash basin and heated towel rail. Bedroom two is a good size double with built in wardrobe. Bedroom three and four are ample single rooms each with built in storage. The modern family bathroom features stylish floor to ceiling tiles, shower over bath and WC.

## Outside

Enjoying a westerly facing aspect, the enclosed rear garden features an adjoining patio providing the perfect outdoor seating or entertainment space, large area of lawn, pond, decking area and useful side gate allowing pedestrian access to the front.

## Parking

Driveway parking for several vehicles leading to garage with up and over door.

## 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.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas

## Infant and Junior School

Romsey Primary School

## Secondary School

The Romsey Academy

## Council Tax

Test Valley - Band E

## 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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