



2D Romford Road, Warsash, SO31 9GZ

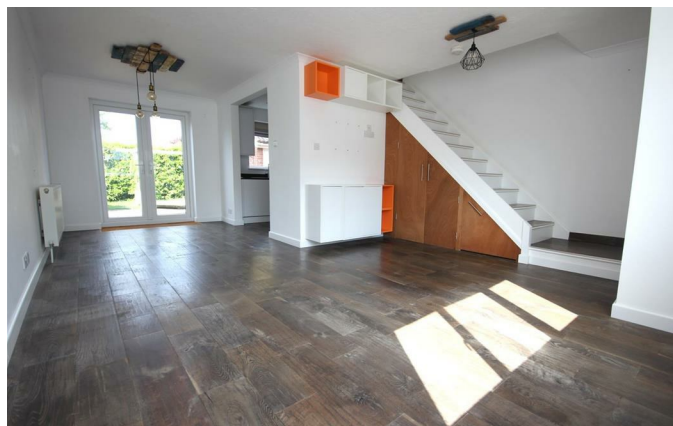
Asking Price £415,000



Romford Road |
Warsash | SO31 9GZ
Asking Price £415,000

W&W are delighted to offer for sale this three bedroom detached family home. The property boasts three bedrooms, open plan living/dining room, modern kitchen, downstairs cloakroom & modern main bathroom. The property also enjoys a rear landscaped garden, garage & driveway parking for multiple vehicles.

Situated in the heart of Warsash, the property is close to highly regarded schools, attractive green spaces, and local shops. At the top of the road is a large recreational ground featuring a children's play park and expansive open areas - ideal for family activities and dog walking. The River Hamble, village pubs, and coastal walks are also just a short distance away, making this a superb location for families and outdoor enthusiasts alike..





Three bedroom detached family home

No chain ahead

Open plan living/dining room with double doors opening out onto the rear garden

Wood flooring throughout the ground floor, stairs, landing & all three bedrooms

Feature bespoke fitted understairs storage cupboards with plumbing for washing machine

Contemporary downstairs cloakroom comprising two piece suite

Modern 'two tone' kitchen enjoying attractive cabinets and worktops

Integrated appliances include 'AEG' double oven, 'AEG' induction hob, fridge/freezer & dishwasher

Main bedroom with window to the rear

Two additional bedrooms with one benefitting from built in storage to remain

Modern main bathroom featuring a white three-piece suite with rainfall shower over the bath, attractive wall/floor tiling and underfloor heating

Rear enclosed landscaped garden laid to paved patio, decked sun terrace, lawn area with display shrubbery/flowers

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with combination boiler

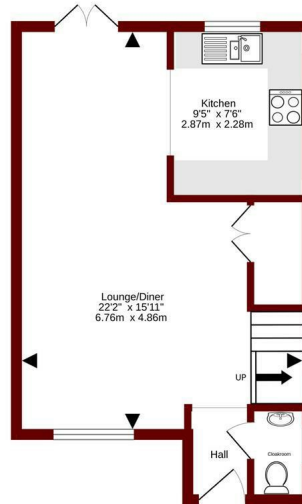
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Talk Talk

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

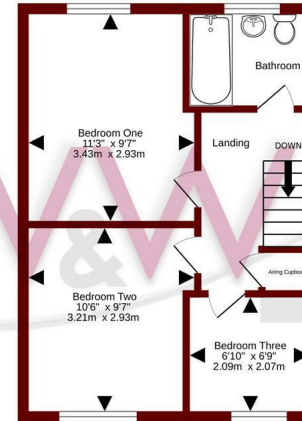
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



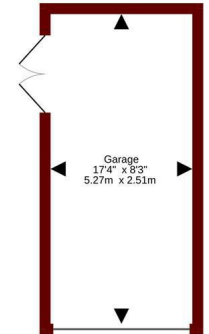
Ground floor
369 sq.ft. (34.3 sq.m.) approx.



1st floor
346 sq.ft. (32.1 sq.m.) approx.



Garage
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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