







3 The Tyleshades | £365,000

Romsey, Hampshire, SO51 5RJ

Henshaw Fox









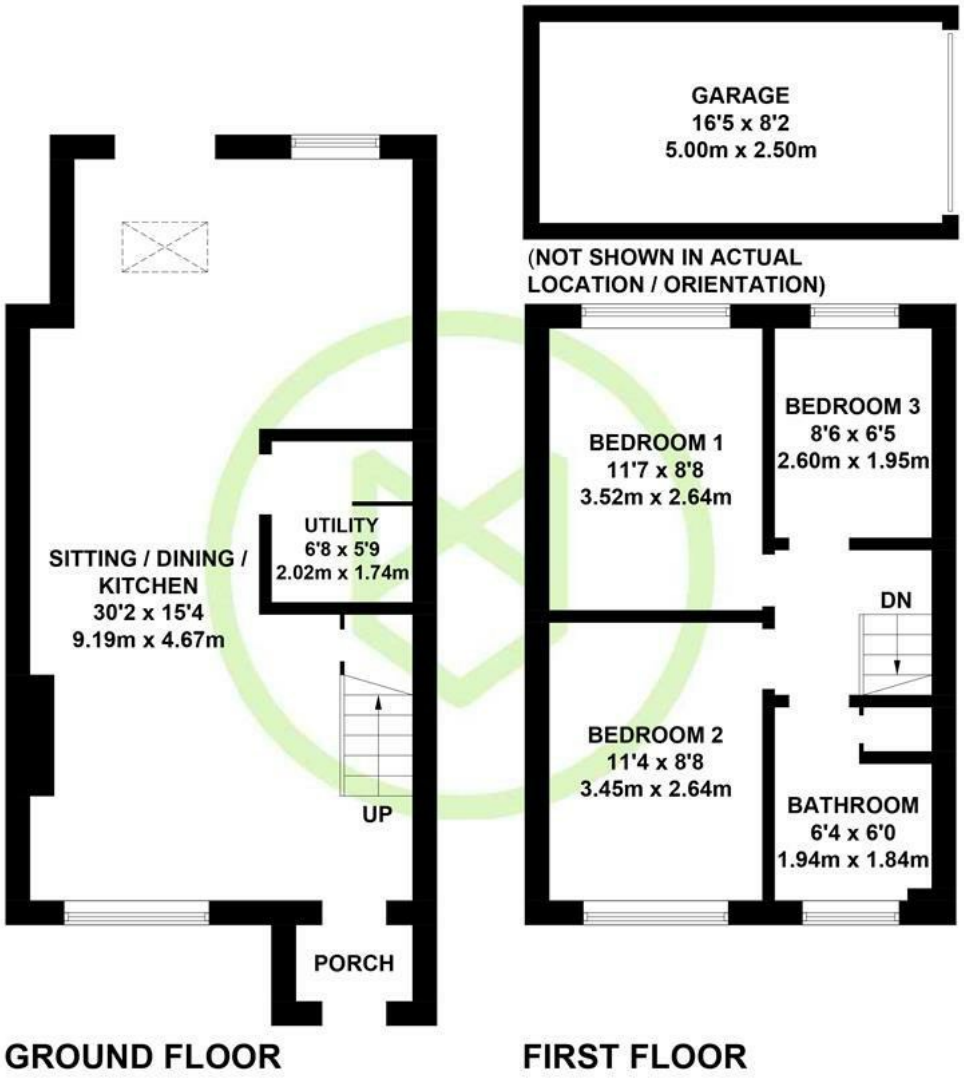




3 The Tyleshades

Romsey, Hampshire, SO51 5RJ

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



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 477 SQ FT / 44.3 SQ M
FIRST FLOOR = 363 SQ FT / 33.7 SQ M
GARAGE = 134 SQ FT / 12.5 SQ M
TOTAL = 974 SQ FT / 90.5 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1273939)

Summary

Situated in a peaceful no-through road, this beautifully extended home enjoys a short, level walk to Romsey town centre. Offering bright and spacious accommodation throughout, the property features three well-proportioned bedrooms, a modern family bathroom, and an impressive open-plan living space. The sitting room flows seamlessly into a stunning kitchen/dining area with vaulted ceiling and skylight, creating a wonderful sense of light and space. Additional benefits include a utility room, downstairs WC, a low-maintenance rear garden, driveway parking and a garage.

Features

- Situated within a quiet closed road on a short flat walk into Romsey town centre
- Extended and open plan living/dining/kitchen area
- Seperate utility room and downstairs WC
- Three bedrooms
- Driveway parking leading to garage
- Low maintenance and enclosed rear garden

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
The welcoming entrance porch offers a practical space for coats and shoes before opening into the inviting sitting room, which features a front-facing window, staircase to the first floor and useful understairs storage. To the rear, the impressive extended kitchen/dining area provides a superb hub of the home, perfectly suited to both everyday family life and entertaining. The contemporary kitchen is fitted with a range of cupboards and drawers, a breakfast bar, built-in oven with gas hob, and space for a dishwasher and fridge freezer, while there is ample room for a dining suite. A vaulted ceiling with skylight enhances the sense of space and light, and doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a separate utility room with space for a washing machine and a convenient downstairs WC fitted with a modern white suite comprising a WC and wash basin.

First Floor
The first-floor landing provides access to all three bedrooms, the family bathroom and a useful storage cupboard, creating a practical and well-balanced layout. The principal bedroom is a generously sized double overlooking the rear garden, offering a peaceful retreat, while bedroom two is also a comfortable double enjoying a front aspect and plenty of natural light. Bedroom three is an ample single room, perfectly suited as a child's bedroom, guest room or stylish home office. Completing the accommodation is a modern family bathroom finished with sleek floor-to-ceiling tiling and fitted with a shower over bath, WC, wash basin and radiator, combining contemporary style with everyday convenience.

Outside
The enclosed rear garden is designed for low maintenance living. A stoned seating area adjoins the property, providing space for outdoor seating and relaxed entertaining. The remainder is mainly laid to lawn, bordered by flower beds and mature shrubs that add colour and privacy. A useful pedestrian gate offers convenient access.

Parking
Driveway parking leading to garage

Location
The popular district of Tadburn is within a flat level walk Romsey town centre with its extensive amenities, including Waitrose, Romsey Library, restaurants, bars, Doctors Surgery, Dentists and Romsey Train Station. There are bus stops a short walk away on Tadburn Road and on Botley Road, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh to name a few.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Tenure
Freehold

Heating
Gas

Infant and Junior School
Romsey Primary School

Secondary School
The Mountbatten School

Council Tax
Test Valley - Band C

Disclaimer Property Details
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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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