



16 Beverley Gardens | £350,000
Romsey, Hampshire, SO51 7TA





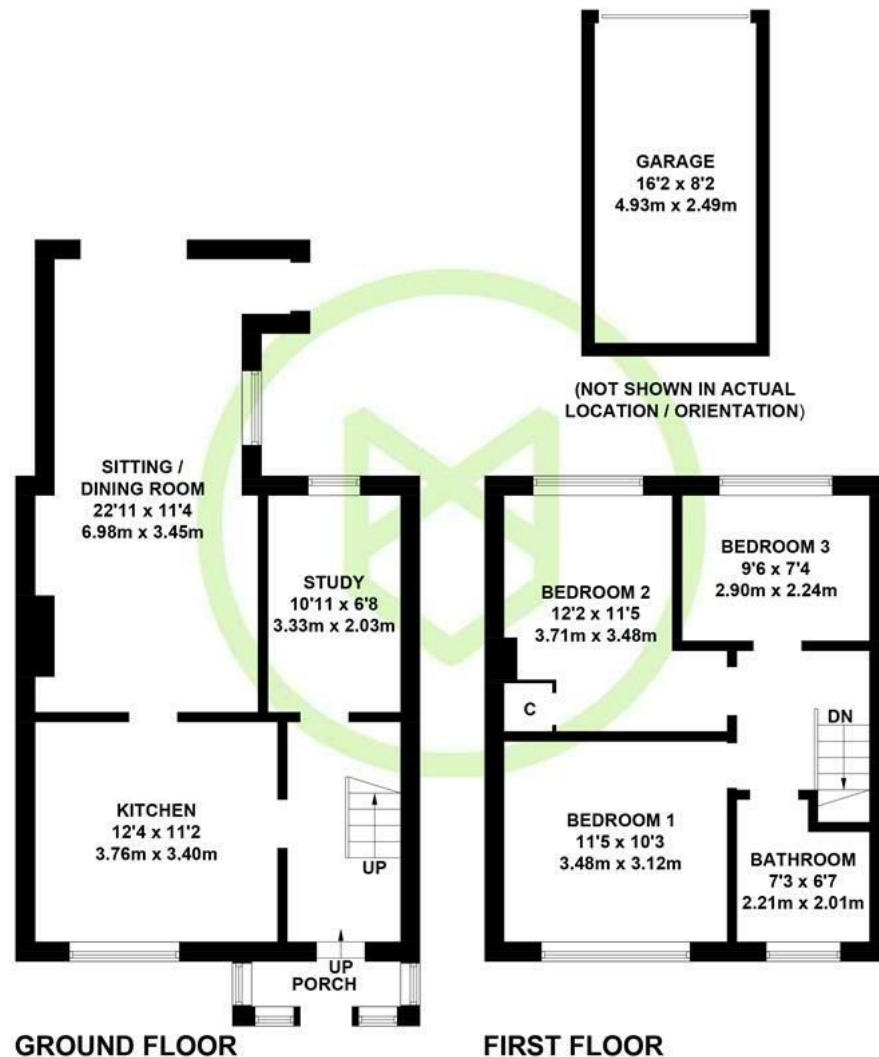
16 Beverley Gardens
Romsey, Hampshire, SO51 7TA

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



Summary

A beautifully presented and thoughtfully extended family home, ideally situated within the popular residential area of Woodley on the outskirts of Romsey. The well-proportioned accommodation offers three bedrooms, a modern family bathroom, contemporary kitchen, versatile study/playroom and an impressive extended open-plan sitting/dining area, providing excellent space for modern family living. Outside, the property benefits from a private south/east-facing rear garden, while a garage in a nearby block provides useful additional storage and parking.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 570 SQ FT / 53.0 SQ M
FIRST FLOOR = 420 SQ FT / 39.0 SQ M
GARAGE = 133 SQ FT / 12.4 SQ M
TOTAL = 1123 SQ FT / 104.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1329563)

Features

- Extended house
- Three well-proportioned bedrooms
- Flexible study/playroom
- Modern kitchen and bathroom
- Open plan sitting/dining area
- South/easterly facing rear garden
- Garage in a block and on street parking available

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor

Upon entering the property, a useful entrance porch leads through to the welcoming inner hallway, providing access to the kitchen, study and stairs rising to the first-floor landing. The versatile study offers a range of possibilities and could equally be used as a playroom, home office or additional bedroom, subject to requirements. The modern kitchen is well appointed with a selection of wall and base units, integrated oven with hob and extractor above, built-in dishwasher, plumbing for a washing machine and space for a fridge/freezer. Positioned at the rear of the home, the extended open-plan sitting/dining room provides a generous and versatile space for both relaxing and entertaining, with a side window allowing natural light and double doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double, benefiting from a large window that fills the room with natural light. Bedroom two is also a well-proportioned double and features a useful built-in storage cupboard. Bedroom three is a generous single bedroom, offering excellent versatility as a guest room, nursery or dedicated home study. Completing the first floor is the modern family bathroom, finished with stylish floor-to-ceiling tiling and fitted with a shower over the bath, WC and wash basin.

Outside

The south/east-facing rear garden offers a secluded and private setting, enjoying a pleasant outlook with the garden backing onto mature trees. The garden features an adjoining patio area, ideal for outdoor dining and entertaining, with the remainder mainly laid to lawn and flanked by established flower beds. A useful pedestrian gate provides convenient access to the rear of the property.

Parking

Garage in a block. On street parking available

Location

The Woodley district of Romsey is located on the north east side of Romsey town. It can be found approximately 1.7 miles from Romsey centre and the same distance to Romsey train station. The station offers easy access to many of the South's major cities including Southampton and Winchester. There are frequent bus routes that come through Woodley with services to Romsey centre (35) and Southampton (W1). More locally, Woodley offers a row of shops that include a small grocery store, hardware store, dry cleaners, Chinese takeaway and post office. Also the well-known Hunters Inn is a short walk away.

Tenure

Freehold

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 me

Sellers Position

Buying on

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

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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