



24 Freemantle Road | £520,000  
Romsey, Hampshire, SO51 0AX







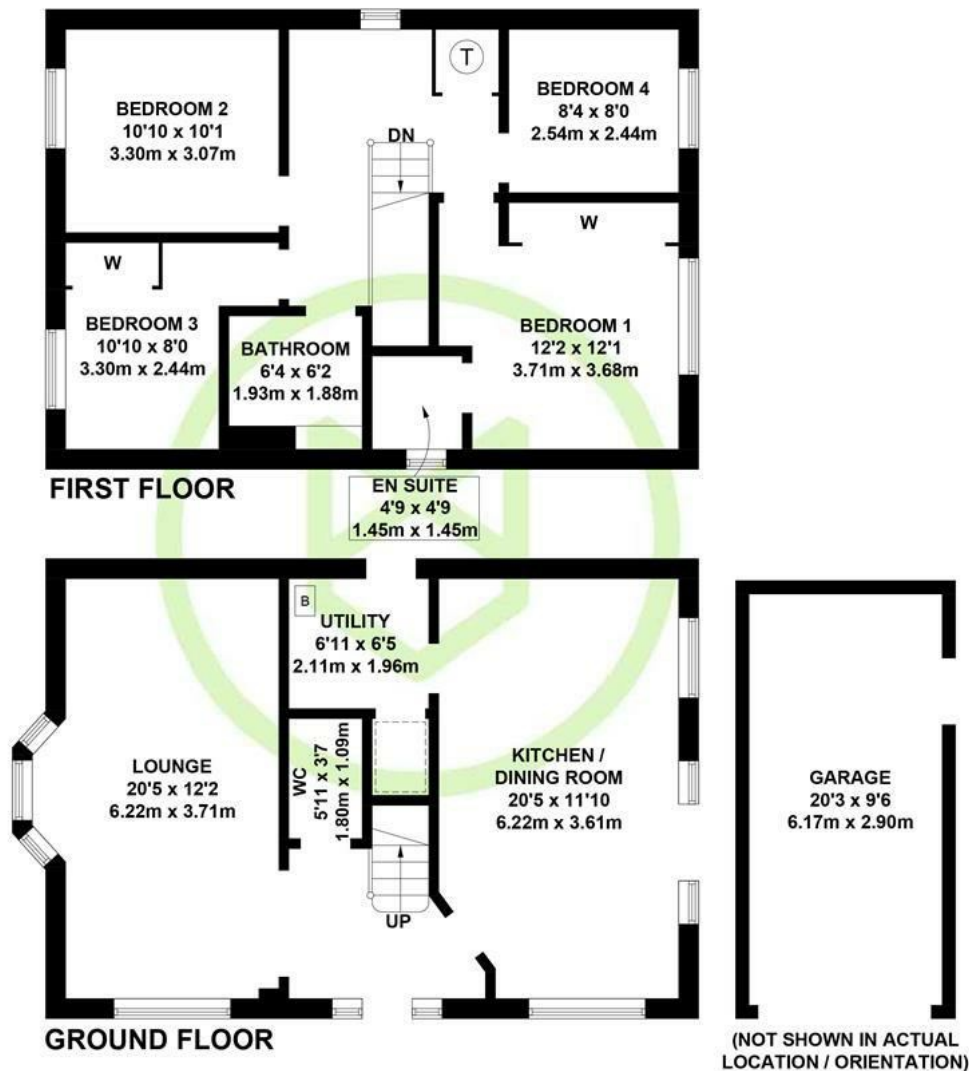
24 Freemantle Road  
Romsey, Hampshire, SO51 0AX

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## Summary

An immaculate detached house, positioned within a quiet cul-de-sac, on the sought after Abbotswood development in Romsey. The spacious accommodation features four bedrooms, en-suite to principal, family bathroom, open plan kitchen/dining area, useful utility, sitting room and downstairs cloakroom. Outside, the home enjoys a beautifully landscaped rear garden, garage and driveway parking.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 633 SQ FT / 58.8 SQ M  
FIRST FLOOR = 624 SQ FT / 58.0 SQ M  
GARAGE = 193 SQ FT / 17.9 SQ M  
TOTAL = 1450 SQ FT / 134.7 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1191506)

## Features

- Immaculate detached house
- Four bedrooms
- En-suite shower room, family bathroom and downstairs cloakroom
- Open plan kitchen/dining room and separate utility area
- Beautifully landscaped rear garden
- Driveway parking leading to garage
- Shutters fitted throughout

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



# 24, Freemantle Road, Romsey, Hampshire, SO51 0AX

## Ground Floor

Upon entry, the inviting entrance hall provides access for the sitting room, kitchen/dining area, stairs to first floor landing and downstairs cloakroom comprising WC and wash basin. The sitting room is beautifully bright and airy, enjoying a dual aspect and large bay window. The kitchen/dining area is an open plan and spacious room, optimal for modern family living. The kitchen has a selection of wall and base storage units, double oven, dishwasher, oven, hob and extractor above. Dual windows allow ample light throughout and double doors open to the rear garden. Useful utility provides plumbing for washing machine, space for freezer, storage unit and single door opening to the driveway.

## First Floor

Ascending to the first floor, the spacious landing provides access for all four bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double with built in wardrobe and en-suite comprising shower unit, WC and wash basin. Both bedroom two and three are doubles, three benefits from a fitted wardrobe. Bedroom four is an ample single or perfect study area. The family bathroom comprises shower over bath, WC, wash basin and heated towel rail.

## Outside

The landscaped rear garden has an adjoining patio providing the perfect outdoor seating or entertainment space, area of lawn, pond, side pedestrian gate out to the driveway and useful door into the garage.

## Parking

Tandem driveway for two vehicles leading to garage. Further on street parking available on Freemantle Road.

## Location

Freemantle Road is located in Abbotswood, a district situated in the north east of Romsey. A modern development with an established community of residents - this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and Bright Horizons pre school. There are also numerous other facilities recently added including a salon, fish & chip shop, Indian takeaway, community hall and a cafe.

## 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

## Sellers Position

Buying on

## Heating

Gas

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey Academy

## Council Tax

Test Valley - Band E

## 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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