



10 Rosedale Avenue | £595,000

Romsey, Hampshire, SO51 5AR





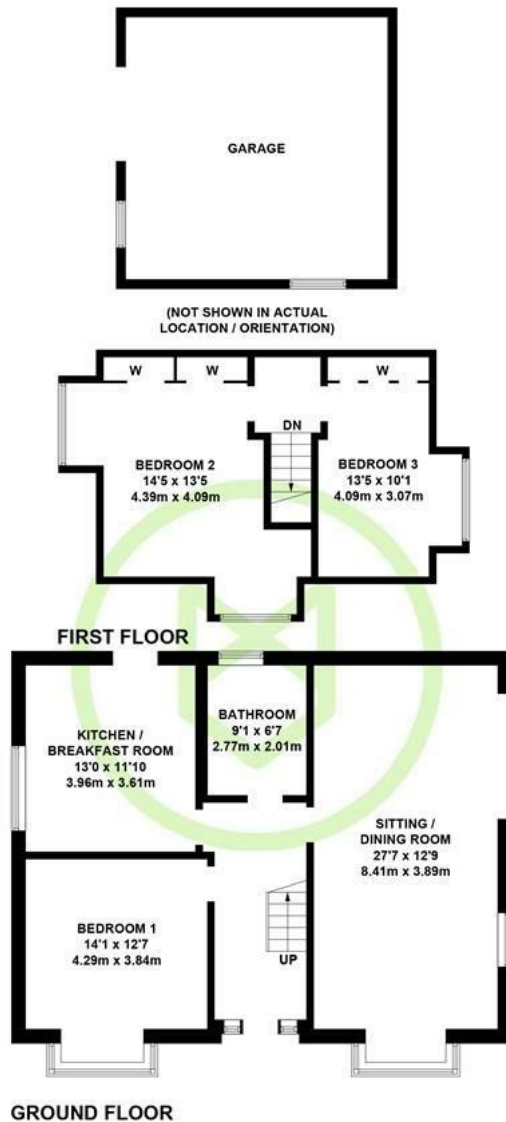
10 Rosedale Avenue  
Romsey, Hampshire, SO51 5AR

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



# Summary

This charming chalet style home has been tastefully upgraded and modernised by the current owner and enjoys a generous corner plot, conveniently positioned within a flat walk of Romsey town centre. The accommodation offers three generous double bedrooms with one on the ground floor served by a luxury shower room. An open plan sitting and dining room features a bespoke media wall, log burning stove and bi-fold doors to the enclosed and paved side garden, ideal for entertaining or al fresco dining complemented by the newly fitted kitchen breakfast room. Extensive off road parking is available on the driveway for numerous vehicles extending to a detached garage and workshop. The mature front garden is enclosed and punctuated with a variety of small trees and shrubs.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 850 SQ FT / 79.0 SQ M  
FIRST FLOOR = 390 SQ FT / 36.2 SQ M  
TOTAL = 1240 SQ FT / 115.2 SQ M  
(EXCLUDING GARAGE)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1288218)

## Features

- A tastefully upgraded and modernised chalet style home
- Conveniently positioned within a short flat walk into Romsey town centre
- Three generous double bedrooms
- Luxury tiled shower room with under floor heating
- Open plan sitting and dining room with media wall and log burning stove
- Modern and stylish fitted kitchen
- Corner position with enclosed mature gardens
- Ample off road parking and a detached garage / workshop
- Located on a short flat walk into Romsey town centre
- No forward chain

## EPC Rating

Energy Efficiency Rating  
Current  
Potential

# 10, Rosedale Avenue, Romsey, Hampshire, SO51 5AR

## Ground floor

An attractive open arch frames the recessed front door which opens into the welcoming entrance hall fitted with oak effect flooring, complementing the neutral decor which flows throughout this lovely home. To the right the impressive open plan sitting and dining room enjoys a dual aspect and features a box bay window to the front garden and a bespoke media wall. The dining area features a log burning stove and bi-fold doors to the enclosed and paved side garden. The stylish fitted kitchen has access to the garden and offers a range of shaker style wall and base units with contrasting oak effect worksurfaces set against a brick tiled splash back. Integrated appliances include an eye level double oven, induction hob with filter over and dishwasher. Plumbing and space is available for a washing machine, dryer and American fridge freezer. A large double bedroom is situated on the ground floor with a boat window to the front aspect and ample space for freestanding furniture. The luxury fully tiled shower room is fitted with under floor heating and comprises a large shower cubicle with dual head shower, vanity unit with mounted wash basin, dual flush wc and heated towel rail.

## First Floor

The landing serves two further generous double bedrooms, both with built in storage and a dual aspect to the larger room.

## Outside

A side gate accesses the enclosed and mature front garden with a shaped lawn flanked by well stocked borders and a colourful variety of small trees and bushes. A summer house is positioned centrally with a raised flower bed and double gates through to the adjoining side garden which has been paved creating the perfect space for al fresco dining or entertaining.

## Parking

Extensive off road parking for numerous vehicles is available on the driveway, extending to a detached garage and workshop.

## Location

Rosedale Avenue 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. Locally there are two handy convenience stores and Tadburn Meadows.

## 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 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.

## 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

