



7A Crescent Road | £475,000
North Baddesley, Hampshire, SO52 9HU

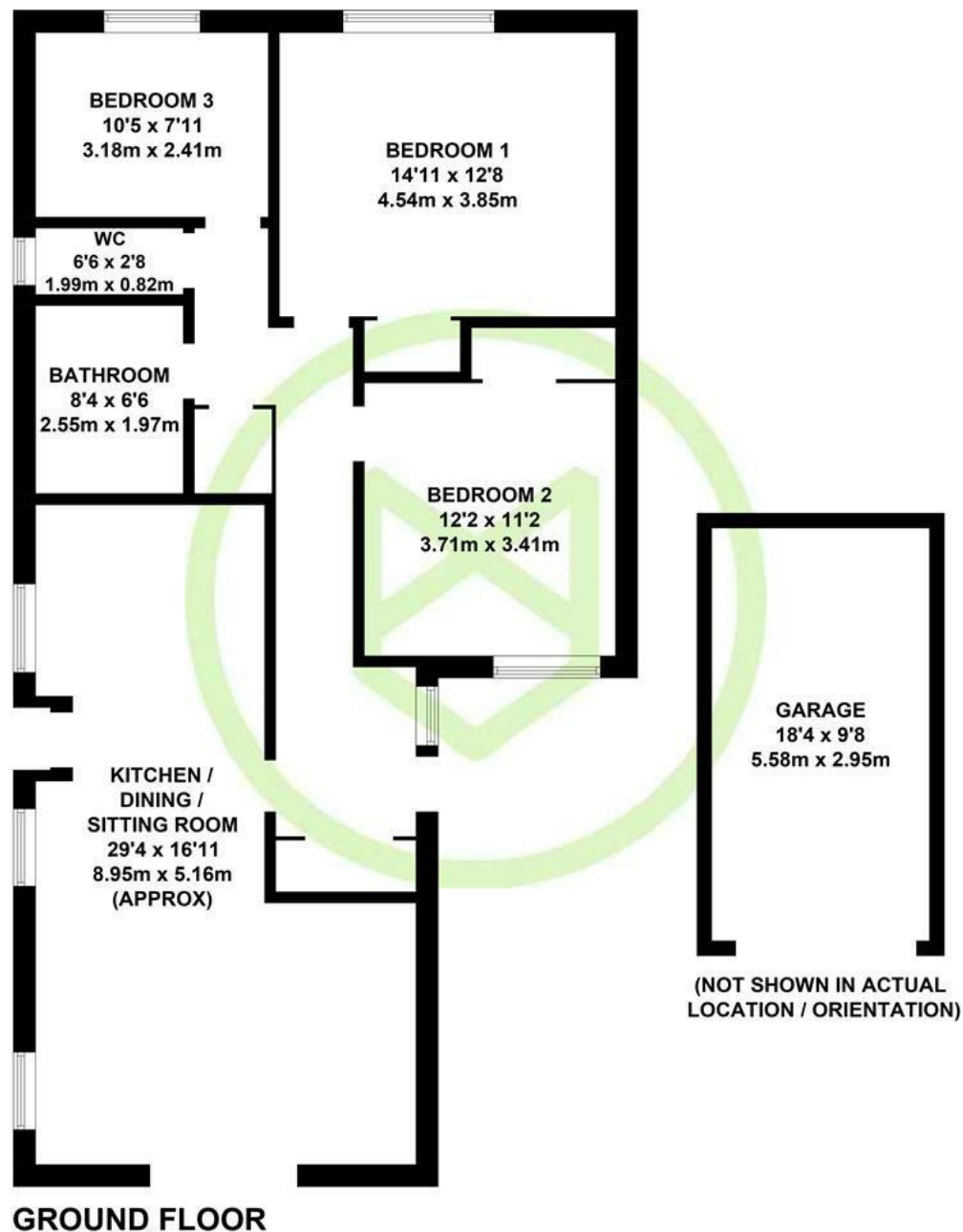




7A Crescent Road
North Baddesley, Hampshire, SO52 9HU

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APPROXIMATE GROSS INTERNAL AREA = 1090 SQ FT / 101.3 SQ M
 GARAGE = 178 SQ FT / 16.5 SQ M
 TOTAL = 1268 SQ FT / 117.8 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1335780)

Summary

A beautifully presented detached bungalow, situated on a desirable road within the sought-after and leafy village of North Baddesley. The property has been thoughtfully updated and well maintained by the current owners, creating a modern and comfortable home with well-proportioned accommodation throughout. The generous layout features an impressive open-plan kitchen, dining and sitting room, three well-sized bedrooms, a family bathroom and separate cloakroom. Outside, the property enjoys a well-enclosed south-westerly facing rear garden, together with ample driveway parking and a garage.

Features

- Immaculately presented detached bungalow
- Three double bedrooms
- Open plan sitting/dining/kitchen area
- South/westerly facing rear garden
- Ample driveway parking and garage
- Situated within the quiet and sought after Village of North Baddesley

EPC Rating

Energy Efficiency Rating
 Current D
 Potential B

7A, Crescent Road, North Baddesley, Hampshire, SO52 9HU

Accommodation

Upon entering the property, a spacious and welcoming entrance hall provides access to all rooms within the home, together with a useful storage cupboard. The heart of the property is the impressive open-plan living space, thoughtfully designed to incorporate the kitchen, dining and sitting areas, creating a bright and sociable environment ideal for both everyday living and entertaining. The modern kitchen is well equipped with a useful breakfast bar, a good range of wall and base storage units, plumbing for both a washing machine and dishwasher, and a selection of integrated appliances including a fridge/freezer, dual ovens, hob and extractor. There is ample room for both dining and comfortable seating furniture, while sliding doors open directly onto the adjoining patio, complemented by a further door from the kitchen and side windows which allow plenty of natural light to flood the space. The principal bedroom is a generous double benefiting from a built-in wardrobe, while bedroom two is also a well-proportioned double with built-in wardrobe. Bedroom three is a versatile small double or ideal single bedroom, equally well suited to use as a home office or study. The family bathroom is finished with attractive floor-to-ceiling tiling and comprises a bath, large separate shower cubicle and WC. Completing the accommodation is a convenient separate cloakroom, fitted with a WC and wash basin.

Outside

The well-enclosed rear garden enjoys a desirable south-westerly aspect, providing a lovely outdoor space that benefits from plenty of sunshine throughout the day. A generous adjoining patio offers an ideal area for outdoor seating and entertaining, leading onto a substantial lawn bordered to one side by established high hedging, providing a good degree of privacy. The garden is further complemented by a timber shed and greenhouse, offering useful additional storage and space for keen gardeners.

Parking

Ample driveway parking leading to garage with electric door

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas

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

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

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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