3 Harefield Court | £450,000

Romsey, Hampshire, SO51 7NN

Henshaw Fox

3 Harefield Court

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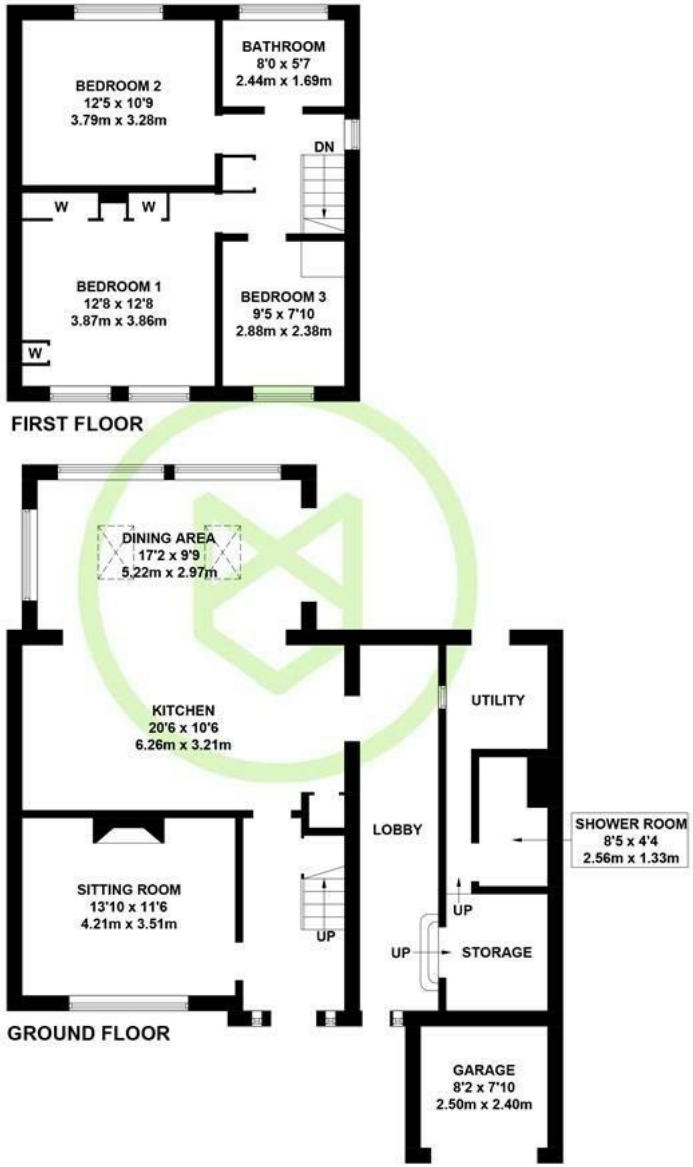

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 970 SQ FT / 90.1 SQ M
FIRST FLOOR = 492 SQ FT / 45.7 SQ M
GARAGE = 64 SQ FT / 6.0 SQ M
TOTAL = 1526 SQ FT / 141.8 SQ M
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1307269)

Summary

An immaculately presented and thoughtfully extended semi-detached home, ideally situated within a quiet cul-de-sac on the outskirts of Romsey town centre. This superb property offers well-balanced and versatile accommodation comprising three well-proportioned bedrooms, a modern family bathroom, a cosy sitting room, an impressive open-plan kitchen/dining area, separate utility room, and a convenient ground-floor shower room. Outside, the property benefits from driveway parking, a converted garage providing additional flexible space, and a beautifully landscaped rear garden offering an excellent degree of privacy.

Features

- Immaculately presented and thoughtfully extended semi-detached home
- Quiet cul-de-sac location on the outskirts of Romsey town centre
- Impressive open-plan kitchen/dining room with skylights
- Three well-proportioned bedrooms and two bath/shower rooms
- Beautifully landscaped rear garden with a high degree of privacy
- Driveway parking and converted garage offering versatile additional space

EPC Rating

Energy Efficiency Rating
Current D
Potential C

3, Harefield Court,

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Ground Floor
Upon entering the property, a welcoming and spacious entrance hall provides access to the sitting room, open-plan kitchen/dining area, and stairs rising to the first floor. The sitting room is a comfortable and inviting space, featuring a large front-facing window that fills the room with natural light, alongside a gas fireplace which creates an attractive focal point. Undoubtedly the heart of the home, the extended open-plan kitchen/dining area is positioned to the rear and offers excellent space for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units, a breakfast bar, double oven, electric hob, space for a fridge/freezer, and plumbing for a dishwasher. The dining area provides ample room for a family dining table and chairs and benefits from two skylights and sliding doors opening onto the rear garden, creating a bright and airy atmosphere. Adjoining the kitchen is a practical lobby area with access to both the garden and the front of the property. A step up leads to a useful utility area with plumbing for a washing machine and space for a tumble dryer, alongside a shower room and additional storage space. A further door provides direct access to the rear garden.

First Floor
The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room, benefitting from fitted wardrobes, additional storage, and dual windows that flood the space with natural light while enjoying views over the front aspect. Bedroom two is a further spacious double overlooking the rear garden, while bedroom three is a versatile single room, ideal as a child's bedroom, guest room, or home office. Completing the accommodation is the family bathroom, stylishly finished with floor-to-ceiling tiling and comprising a panel-enclosed bath with shower over, WC, and wash hand basin.

Outside
The rear garden has been beautifully landscaped and enjoys an excellent degree of privacy, creating a wonderful outdoor retreat. Steps lead up to a well-maintained lawn, complemented by an attractive selection of mature flower beds and established planting. A generous patio area provides the perfect setting for outdoor dining, entertaining guests, or simply relaxing and enjoying the peaceful surroundings.

Parking
Driveway for several vehicles leading to garage.

Location
The quiet Harefield Court is located on the easterly side of Romsey Town. It sits approximately 1.2 miles from Romsey centre and 1.2 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes on the Winchester Road to Romsey, Winchester and Southampton. More locally, there are handy convenience stores nearby with Post Office, a large green and close access to 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.

Heating
Gas

Infant and Junior School
Cupernham Infant and Junior School

Secondary School
The Romsey Academy

Council Tax
Test Valley - Band D

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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