



22 Crescent Road | £465,000
North Baddesley, Hampshire, SO52 9HS

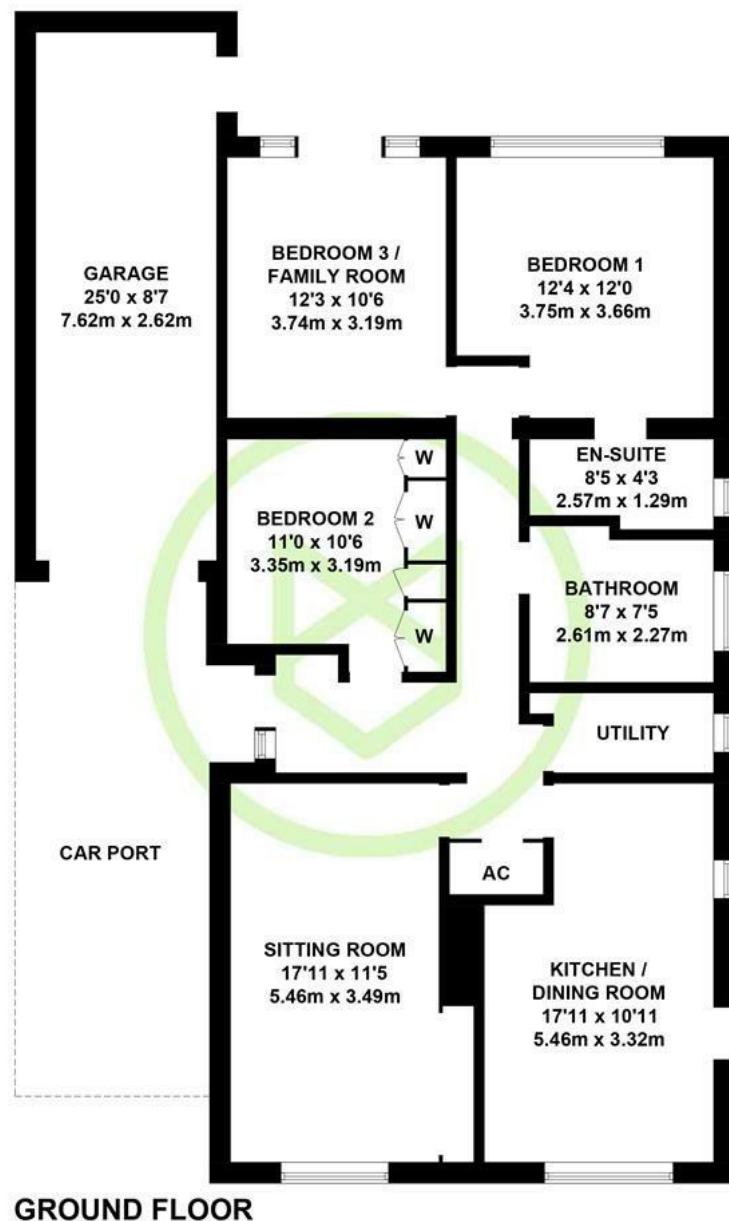




22 Crescent Road
North Baddesley, Hampshire, SO52 9HS

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APPROXIMATE GROSS INTERNAL AREA = 1071 SQ FT / 99.5 SQ M
 GARAGE = 213 SQ FT / 19.8 SQ M
 TOTAL = 1284 SQ FT / 119.3 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1317705)

Summary

Offered for sale with no onward chain, this immaculately presented detached bungalow occupies a peaceful position within the highly sought-after and leafy village of North Baddesley. Beautifully maintained throughout, the property offers well-proportioned and versatile accommodation including a modern open-plan kitchen/dining room, a spacious sitting room with an attractive electric fireplace, two generous double bedrooms, including a principal bedroom with en-suite, a flexible third bedroom or family room, separate utility room and a contemporary shower room. Outside, the property benefits from a beautifully landscaped rear garden, a tandem garage and ample driveway parking.

Features

- Offered with no onward chain
- Immaculately presented detached bungalow
- Three bedrooms
- Beautifully landscaped rear garden
- Abundance of driveway parking leading to tandem garage
- Open plan kitchen/dining area
- Modern shower room and en-suite
- Nestled within the quiet and leafy Village of North Baddesley

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

22, Crescent Road, North Baddesley, Hampshire, SO52 9HS

Accommodation

Upon entering, a welcoming entrance hall provides access to all principal rooms, along with a useful storage cupboard. The spacious sitting room enjoys a large front-facing window, allowing plenty of natural light to fill the space, while an attractive electric fireplace creates a charming focal point. The modern open-plan kitchen/dining room is bright and well-appointed, featuring stylish tiling, a range of floor and wall-mounted units, and integrated appliances including a double oven, hob with extractor hood above, and fridge/freezer. There is ample room for a dining table and chairs, with a convenient pedestrian door providing direct access to the outside. A separate utility room offers plumbing for a washing machine and space for a tumble dryer. The contemporary shower room is finished with floor-to-ceiling tiling and comprises a generous walk-in shower, WC, wash hand basin and heated towel rail. The principal bedroom is a well-proportioned double overlooking the rear garden and benefits from a modern en-suite shower room with shower, WC, wash hand basin and heated towel rail. Bedroom two is also a comfortable double with the advantage of built-in wardrobes, while bedroom three offers excellent versatility as either a bedroom or additional reception room, complete with double doors opening onto the rear garden.

Outside

The beautifully enclosed rear garden enjoys a north/westerly aspect, making it the perfect place to relax and entertain throughout the afternoon and evening. Adjoining the property is a generous patio, providing ample space for outdoor seating and dining, with steps leading up to an attractive area of artificial lawn. The garden is thoughtfully landscaped with a variety of fruit trees, mature shrubs and well-stocked flower beds, while a backdrop of established trees enhances both privacy and the overall setting. A useful side door provides access to the garage, and a pathway leads conveniently around to the front of the property.

Parking

Ample driveway parking for an abundance of vehicles leading to tandem garage

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

No onward chain

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

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

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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