



Addison  
FOR SALE  
P. 01494 941111



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ESTATE AGENTS



6 Romford Road, Warsash, Southampton, SO31 9GZ

**£415,000 Freehold**

Beautifully renovated four bedroom semi-detached house with a two-storey wraparound extension, large open-plan kitchen/dining space and west-facing garden, set in a prime Warsash location just moments from Hook with Warsash School and the village.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**

**Council Tax Band:**

**C**

**Amount Payable for 2025/2026:**

**Add Text here**

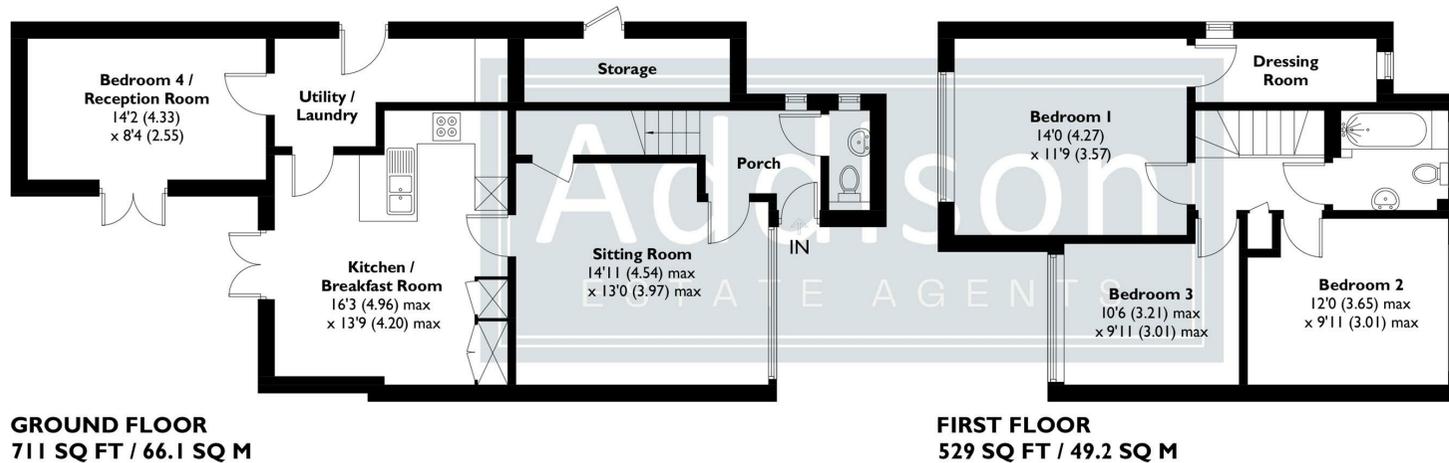
**Estate Management Charge:**

**TBC**





APPROXIMATE GROSS INTERNAL AREA = 1240 SQ FT / 115.3 SQ M  
EXTERNAL STORAGE = 47 SQ FT / 4.4 SQ M  
TOTAL = 1287 SQ FT / 119.7 SQ M



- Extended four-bedroom semi-detached family home on Romford Road, Warsash
- Impressive two-storey wraparound extension completed in 2022
- Large open-plan kitchen and dining space with doors opening onto the west-facing garden
- Front lounge plus versatile ground floor room ideal as bedroom four, playroom or TV room
- Three generous double bedrooms on the first floor, including a principal bedroom with adjoining dressing room, study or potential ensuite
- Full house renovation completed in 2018 including new boiler, plumbing, full electrical rewire, bathroom and ground floor WC
  - Modern kitchen installed in 2020
- Contemporary anthracite grey exterior cladding and block-paved driveway with parking for three vehicles
- Integrated CCTV, wireless intruder alarm with smoke detection, hardwired network points and full home WiFi system
- Prime village location within walking distance of Hook with Warsash C of E Primary School, Warsash common and the water, with a short and complete onward chain

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1267214)  
Produced for Addison Estate Agents



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