



45 Ashdown Way | £495,000
 Halterworth, Romsey, Hampshire, SO51 5QR





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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 867 SQ FT / 80.6 SQ M
(INCLUDING GARAGE)
FIRST FLOOR = 647 SQ FT / 60.1 SQ M
TOTAL = 1514 SQ FT / 140.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1134343)

Summary

A beautifully presented, extended detached home, positioned near to Tadburn Meadows Nature Reserve, on a flat walk into Romsey town centre and within catchment for Halterworth Primary and The Mountbatten Secondary School. The home offers four bedrooms, en-suite shower room to bedroom one, family bathroom, sitting room, study, modern kitchen/dining room, utility room/downstairs WC, 70ft south easterly facing rear garden, garage and driveway.

Features

- A flat walk into Romsey town centre and near to Tadburn Meadows Nature Reserve
- Catchment for Halterworth Primary and The Mountbatten Secondary School
- Nearby local shops, play parks and bus stops
- 70ft South easterly facing rear garden
- Four bedrooms, en-suite shower room and family bathroom
- Sitting room, study, kitchen/dining room and utility room/WC
- Driveway parking and garage

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

The front door opens into the porch, a handy space for shoes and coats. The sitting room overlooks the front of the home, has under stairs storage, a door opens to the study and bi folding doors open to the kitchen/dining room. Located at the rear of the home, the kitchen/dining room is a wonderful space for both entertaining and family alike, the perfect space for modern living. The kitchen is fitted with a range of cupboards and drawers, there is space for a dishwasher and 'American' style fridge/freezer, integrated appliances include a 'Siemens' microwave and 'Siemens' oven. Double doors open to the rear garden, a door leads to the garage and there is ample space for the dining suite. The utility room/WC has space for a washing machine and tumble dryer, there is a fitted WC and wash basin.

First Floor

The first floor landing provides access to the four bedrooms and family bathroom. Bedroom one is a double room that overlooks the rear garden, the en-suite is fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. Bedrooms two and three are both double rooms, and bedroom four is single room which would also serve well as a second study/home office. The family bathroom is fitted with a modern white suite comprising WC, wash basin, bath with shower over and heated towel rail, the airing cupboard houses the hot water cylinder and 'Worcester Bosh' boiler.

Outside

The rear garden measures approximately 70ft in length and offers a pleasant south westerly aspect. Paving adjoins the rear of the home and there is an area laid to lawn with established hedging and trees. A door opens to the garage, there is outside tap and outside lighting. The front garden is laid to lawn, a pathway leads to the front door.

Location

Ashdown Way is located with Halterworth, the quiet, family district on the East side of Romsey town. It sits approximately 1 mile from Romsey centre and 1.2 miles from Romsey railway station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the South. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows and Whitenap Park.

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 issuing a memorandum of sale, 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.

Sellers Position

Looking for forward purchase

Age

1970s

Tenure

Freehold

Heating

Gas central heating

Primary School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Band D - Test Valley Borough Council

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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