



15 Harrison Way | £360,000
Rownhams, Hampshire, SO16 8LZ





15 Harrison Way
Rownhams, Hampshire, SO16 8LZ

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

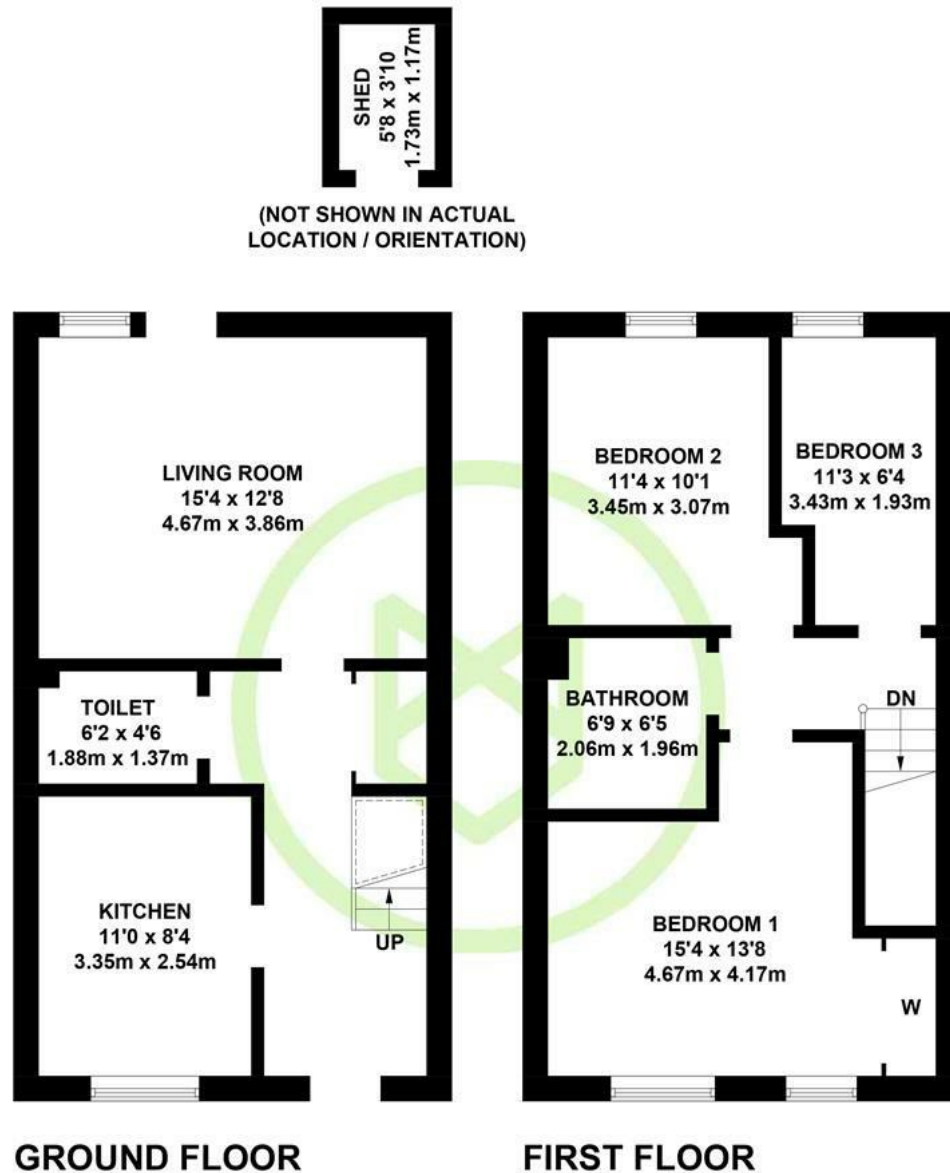
An immaculate semi-detached home, located within the sought-after Broadleaf Park development, built by Taylor Wimpey in 2021. Beautifully presented throughout, this modern property offers a spacious layout featuring three upstairs bedrooms, a contemporary family bathroom, a stylish kitchen, a comfortable sitting/dining room and a useful downstairs cloakroom. Outside, the property enjoys a secluded rear garden and allocated parking for two vehicles to the front

Features

- Positioned on the sought after Broadleaf Park development in Rownhams
- Immaculate semi-detached house
- Three bedrooms
- Open plan sitting/dining room
- Family bathroom and downstairs cloakroom
- Allocated parking for two vehicles

EPC Rating

Energy Efficiency Rating
Current B
Potential A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 442 SQ FT / 41.1 SQ M
FIRST FLOOR = 442 SQ FT / 41.1 SQ M
SHED = 21 SQ FT / 2.0 SQ M
TOTAL = 905 SQ FT / 84.2 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1225340)

15, Harrison Way, Rownhams, Hampshire, SO16 8LZ

Ground Floor

The spacious entrance hall provides access to the kitchen, downstairs WC, a useful under-stairs storage cupboard, and the sitting/dining room at the rear of the home. Stairs rise to the first floor landing. The kitchen is well-equipped with a range of wall and base units, and includes plumbing for a washing machine, dishwasher, fridge freezer and an oven with hob and extractor hood above. Located at the rear of the property, the sitting/dining room offers a bright and welcoming living space with a single door leading out to the rear garden, perfect for everyday family living and entertaining.

First Floor

The first floor landing provides access to three well-proportioned bedrooms and a modern family bathroom. The principal bedroom is a spacious double, featuring dual aspect windows and a built-in wardrobe. Bedroom two is also a generous double, enjoying pleasant views over the rear garden, while bedroom three offers a versatile space, ideal as a single bedroom or home office. The family bathroom is stylishly finished with contemporary tiling and includes a shower over bath, WC and wash basin.

Outside

The rear garden features a generous patio area adjoining the back of the home, ideal for outdoor dining and entertaining. Beyond, the garden is mainly laid to lawn and complemented by several raised flower beds, adding colour and interest. A timber shed provides useful storage, and a pedestrian side gate offers convenient access to the front of the property. The garden is fully enclosed by timber fencing, offering a good degree of privacy and security.

Parking

Allocated parking for two vehicles

Location

Rownhams is ideally situated with easy access for Southampton and in particular Southampton General Hospital. Access to the M27 is close at hand which in turn provides easy access to the principal areas along the South Coast.

Tenure

Freehold

Sellers Position

Buying on

Estate Charge

£406.80pa

Heating

Gas

Infant and Junior School

Rownhams St John's Ce Primary 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

