



61 Lawes Walk | £375,000
Romsey, Hampshire, SO51 0BZ





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Summary

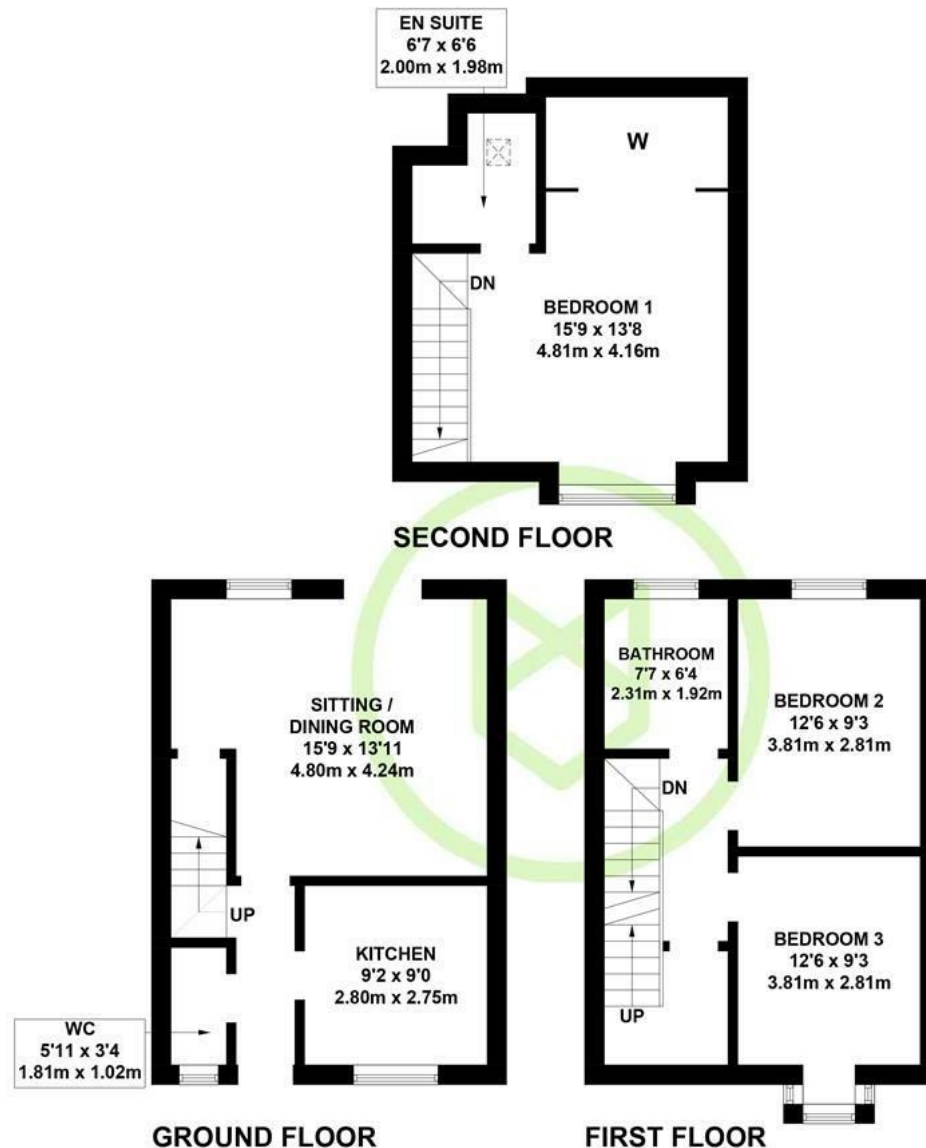
An immaculately presented townhouse, quietly positioned within the sought-after Abbotswood development in Romsey. Arranged over three floors, the property offers beautifully appointed accommodation comprising three generous double bedrooms, with the principal bedroom occupying the entire second floor and benefiting from a stylish en-suite, alongside a family bathroom. The ground floor features a well-equipped kitchen, spacious open-plan sitting/dining room with direct access to the rear garden and a useful cloakroom. Outside, the property benefits from a private, enclosed south-facing rear garden and allocated parking for two vehicles.

Features

- Immaculately presented townhouse
- Three double bedrooms
- Spacious principal suite with en-suite
- South facing rear garden
- Allocated parking for two vehicles
- Close to amenities and Nature Reserve

EPC Rating

Energy Efficiency Rating
Current B
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 373 SQ FT / 34.7 SQ M
FIRST FLOOR = 378 SQ FT / 35.1 SQ M
SECOND FLOOR = 286 SQ FT / 26.6 SQ M
TOTAL = 1037 SQ FT / 96.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1335118)

61, Lawes Walk, Romsey, Hampshire, SO51 0BZ

Ground Floor

Upon entering, the welcoming entrance hall provides access to the well-appointed kitchen, spacious open-plan sitting/dining room, cloakroom and stairs rising to the first floor. The contemporary kitchen is fitted with a comprehensive range of wall and base units, integrated appliances including oven, hob with extractor, dishwasher and fridge/freezer, together with plumbing for a washing machine. Positioned to the rear of the property, the generously proportioned sitting/dining area provides an excellent space for both everyday living and entertaining, with useful under-stairs storage, double doors opening directly onto the rear garden and an additional window overlooking the garden, creating a bright and inviting living environment.

First Floor

The first-floor landing provides access to two well-proportioned double bedrooms, the family bathroom and a central lobby, with stairs rising to the principal bedroom on the second floor. Bedroom two is a generously sized double enjoying pleasant views over the rear garden, while bedroom three is another well-appointed double overlooking the front aspect. The family bathroom is well presented and fitted with a shower over the bath, WC and wash basin.

Second Floor

Rising from the first-floor landing, the principal bedroom occupies the entire second floor, offering a wonderfully private and spacious retreat. Generously proportioned and beautifully presented, the room features fitted wardrobes and a contemporary en-suite shower room with a walk-in shower, WC and wash basin, creating a comfortable and refined principal suite.

Outside

The well-enclosed rear garden enjoys a desirable south-facing aspect and provides an attractive outdoor space for relaxing and entertaining. A paved patio offers an ideal area for outdoor seating and dining, leading onto a well-maintained lawn complemented by mature shrubs and a useful garden shed. A pedestrian gate provides convenient access to a pathway leading towards the parking area.

Parking

Two allocated parking spaces to the rear

Location

Lawes Walk is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of residents, this pleasant and very popular area includes park areas, a nature reserve and as the development has grown, sports areas, a Co-op and other essential amenities have more recently been added including a fish & chip shop, Indian takeaway and a salon.

Sellers Position

Buying on

Tenure

Freehold

Estate Charge

Circa £364 per annum

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.

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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