



24 Meon Road | £375,000  
Halterworth, Romsey, Hampshire, SO51 5PU





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## Summary

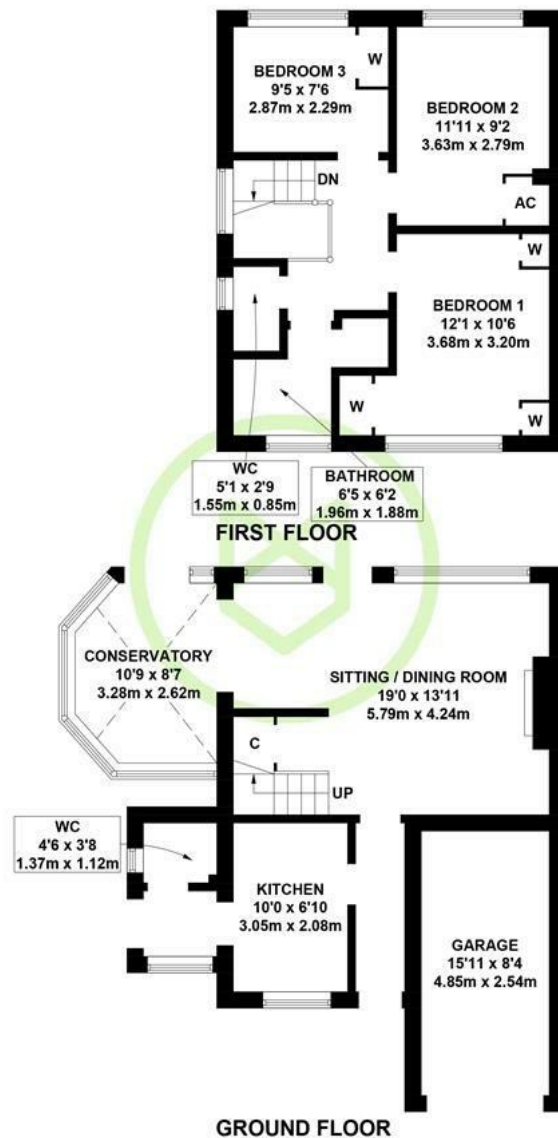
Positioned on a generous corner plot within a quiet cul-de-sac, this extended semi-detached home is ideally located within the catchment areas for Halterworth Primary School and The Mountbatten Secondary School. The well-proportioned accommodation comprises three bedrooms, a bathroom with a separate WC, a spacious sitting/dining room, conservatory, and a convenient downstairs WC. Externally, the property benefits from driveway parking and a garage.

## Features

- Offered for sale with no forward chain and in need of some updating
- Located within catchment for Halterworth Primary and The Mountbatten Secondary schools
- Positioned on a corner plot within a quiet closed road
- Three bedrooms, family bathroom and separate WC
- Sitting/dining room and conservatory
- Kitchen and ground floor WC
- South and westerly facing gardens
- Driveway and garage

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 520 SQ FT / 48.3 SQ M  
FIRST FLOOR = 468 SQ FT / 43.5 SQ M  
GARAGE = 123 SQ FT / 11.4 SQ M  
TOTAL = 1111 SQ FT / 103.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1283290)

# 24 Meon Road

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## Ground Floor

The entrance hallway provides access to the kitchen and sitting room. Located at the front of the home, the kitchen is fitted with storage and has space for a range of appliances. An opening leads into a rear lobby, a door opens to the side of the home, and access is provided to the ground floor WC. The sitting/dining area is a light room, overlooking the rear garden, stairs lead to the first floor with storage under. Sliding doors lead to the conservatory, a pleasant space to relax and enjoy the gardens.

## First Floor

The first-floor landing provides access to all three bedrooms and the bathroom. Bedroom one is a generous double room featuring fitted wardrobes and a large window overlooking the front of the property. Bedroom two is another well-proportioned double room, enjoying views over the rear garden and housing the airing cupboard. Bedroom three is a good-size room, ideal as a child's bedroom or home office. The bathroom is fitted with a bath, wash basin, walk-in shower, and heated towel rail, while the WC is located separately from the main bathroom.

## Outside

The property occupies a corner plot, enjoying attractive southerly and westerly aspects to the side and rear. The gardens are predominantly laid to lawn, bordered by established hedging and mature trees, with paved areas extending along the side and rear of the home. Additional features include a greenhouse, a brick-built storage shed, and gated side access.

## Parking

To the front of the home, a driveway provides off-road parking and leads to the garage.

## Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

## Sellers Position

No forward chain

## Age

1960s

## Tenure

Freehold

## Heating

Gas central heating

## Primary School

Halterworth Primary School

## Secondary School

The Mountbatten School

## Council Tax

Band C - Test Valley Borough Council

## 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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