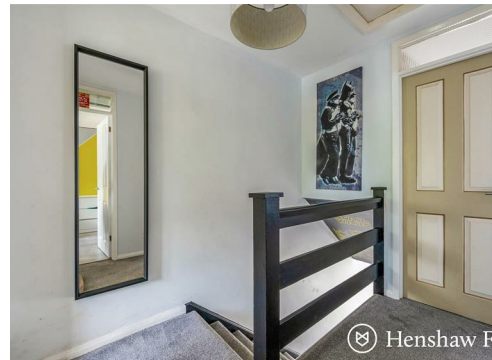




59 Ashdown Way | £315,000
Halterworth, Romsey, Hampshire, SO51 5QR

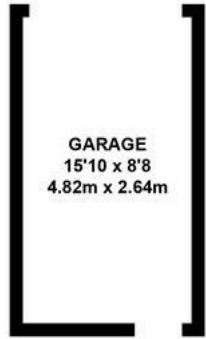




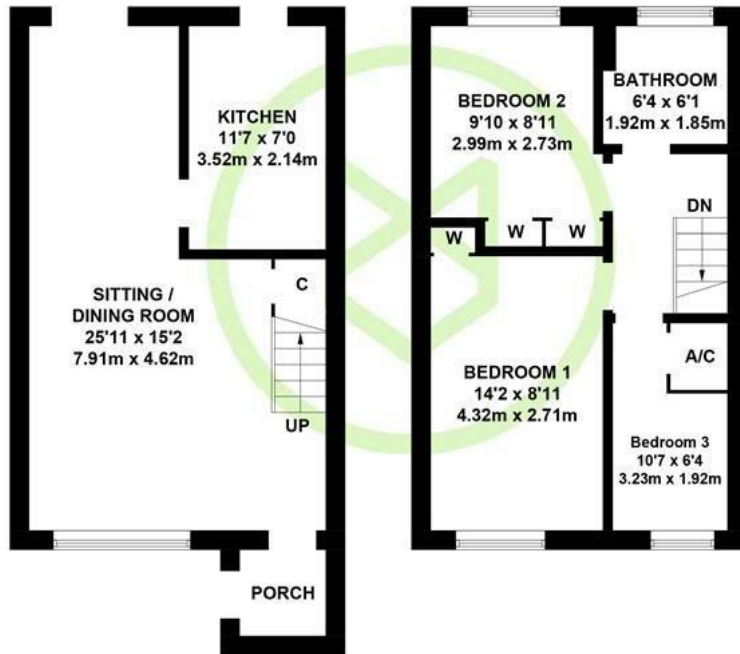
59 Ashdown Way
Halterworth, Romsey, Hampshire, SO51 5QR

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





(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 420 SQ FT / 39.0 SQ M
FIRST FLOOR = 395 SQ FT / 36.7 SQ M
GARAGE = 137 SQ FT / 12.7 SQ M
TOTAL = 952 SQ FT / 88.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1311664)

Summary

Offered for sale with no onward chain, this well-presented home is tucked away within a quiet close in the highly sought-after Halterworth area. The accommodation is well proportioned throughout and comprises three bedrooms, a modern family bathroom, a contemporary kitchen, and a spacious open-plan sitting and dining room, complemented by a practical entrance porch. Outside, the property benefits from a generous rear garden, a single garage, and driveway parking.

Features

- Situated towards the end of a quiet closed road
- Three bedrooms
- Driveway parking and single garage
- Catchment for Halterworth Primary School and The Mountbatten Secondary School
- Modern kitchen and bathroom
- Offered with no onward chain
- Near to excellent local amenities, Tadburn Meadows Nature Reserve and on a flat walk into Romsey

EPC Rating

Energy Efficiency Rating
Current C
Potential B

59, Ashdown Way, Halterworth, Romsey, Hampshire, SO51 5QR

Ground Floor

Upon entering the property, a practical porch provides a useful space for coats and shoes before leading into the open-plan sitting and dining room. This bright and versatile living space offers plenty of room for both relaxation and entertaining, with double doors opening onto the rear garden and allowing natural light to flow throughout. Additional benefits include a useful understairs storage cupboard, stairs rising to the first floor, and access to the kitchen. The modern kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, together with space and plumbing for appliances. A door from the kitchen also provides direct access to the rear garden.

First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double room, benefiting from built-in storage and offering ample space for additional furniture. Bedroom two is also a well-proportioned double, featuring a fitted wardrobe and pleasant views over the rear garden. Bedroom three provides a versatile space, ideal as a single bedroom, nursery or home office, making it well suited to modern family living. Completing the first floor is the family bathroom, fitted with shower, wash hand basin and WC.

Outside

The rear garden is well enclosed, providing a private outdoor space to enjoy. A generous patio adjoins the property, offering an ideal area for outdoor dining and entertaining, while the remainder of the garden is laid to lawn. A pathway leads to the rear of the garage, which benefits from a convenient pedestrian access door.

Parking

Driveway parking to the front and single garage to the rear

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 Postion

No forward chain

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.

Tenure

Freehold

Heating

Gas central heating

Age

1960s

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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