



24 Avon Crescent | £390,000  
Romsey, Hampshire, SO51 5PY







24 Avon Crescent  
Romsey, Hampshire, SO51 5PY

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



## Summary

A semi-detached house positioned on a quiet road, a short walk from the Halterworth Primary and The Mountbatten Secondary School. The home features three bedrooms, open plan sitting/dining area, kitchen and family bathroom. Externally, the home benefits from an enclosed rear garden, driveway parking and garage.

## Features

- Three bedroom semi-detached house
- Located within the Halterworth Primary and The Mountbatten Secondary School catchments
- Beautifully presented throughout
- Driveway parking leading to garage
- Open plan sitting/dining area
- Enclosed rear garden

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 453 SQ FT / 42.1 SQ M  
FIRST FLOOR = 453 SQ FT / 42.1 SQ M  
GARAGE = 146 SQ FT / 13.6 SQ M  
TOTAL = 1052 SQ FT / 97.8 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1078401)

# 24, Avon Crescent, Romsey, Hampshire, SO51 5PY

## Ground Floor

Upon entry, the inviting entrance hall provides access for the sitting/dining room, kitchen, useful storage cupboard and stairs leading to the first floor landing. The sitting room has ample space for seating furniture, large window providing abundance of light and feature fireplace acting as a real focal point to the room. The dining area has ample space for dining table with chairs and French doors opening out to the rear garden. The kitchen has a selection of wall and base storage units, space for gas cooker with extractor above, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer and door opening to the rear garden.

## First Floor

The first floor landing provides access for all three bedrooms, family bathroom and useful storage cupboard. The principal bedroom is a generous double which onlooks the front aspect. Bedroom two is also a double which onlooks the rear garden. Bedroom three is an ample single or perfect study space. The family bathroom features shower over bath, WC and wash basin.

## Outside

The rear garden is mainly laid to lawn and features mature shrub borders, established trees providing a high level of privacy and pedestrian gate leading to the front of the home.

## Parking

Driveway parking and garage with up and over door.

## 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 Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth such as services 35 to Romsey, 66 to Winchester and W1 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.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas central heating

## Infant and Junior School

The Halterworth Primary School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band D

## 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.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

