



31 Cedar Crescent | £365,000  
North Baddesley, Hampshire, SO52 9FU







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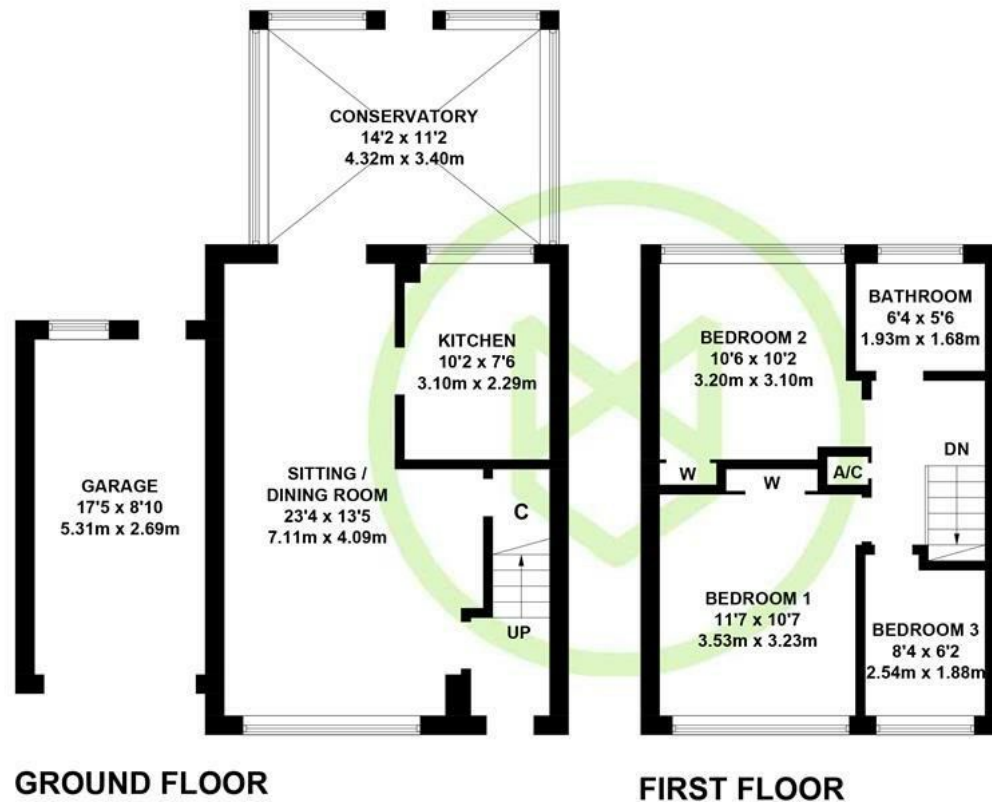
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## Summary

A delightful semi-detached home, situated on the leafy fringes of North Baddesley. The home features three bedrooms, modern family bathroom, open plan sitting/dining area, kitchen and spacious conservatory. Outside, the home benefits from a south/westerly facing rear garden exceeding just over 100ft, driveway parking and useful garage. The property also has planning permission to demolish the conservatory, erect a single storey side and rear extension, and alteration to the garage roof (Planning reference: 23/03013/FULLS).



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 567 SQ FT / 52.7 SQ M  
FIRST FLOOR = 396 SQ FT / 36.8 SQ M  
GARAGE = 154 SQ FT / 14.3 SQ M  
TOTAL = 1117 SQ FT / 103.8 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1061567)

## Summary

- A spacious semi-detached house
- Three bedrooms
- Open plan sitting/dining area
- South/westerly facing rear garden exceeding 100ft
- Driveway and garage
- Situated in the desirable village of North Baddesley
- Planning Permission granted (Planning reference: 23/03013/FULLS )

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 31 Cedar Crescent

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## Ground Floor

Upon entry, the entrance hall provides access for the sitting/dining room and stairs leading to first floor landing. The open plan sitting/dining area has a characterful gas fire acting as a real focal point, ample space for dining table with chairs, under stairs storage cupboard, access through to kitchen and sliding door to conservatory. The kitchen has a selection of wall and base storage units, space for fridge/freezer, plumbing for dishwasher and built in appliances including oven, grill, hob and extractor above. The conservatory is a brilliant addition with double doors out to the rear garden, plumbing for washing machine and ample space for seating or dining furniture.

## First Floor

The first floor landing provides access for all three bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double benefitting from fitted wardrobe. Bedroom two is also a double with built in wardrobe. Bedroom three is an ample single or perfect study space. The family bathroom has modern floor to ceiling tiles and comprises shower over bath, WC and wash basin.

## Outside

Complimented by it's south/westerly facing aspect, the secluded rear garden exceeds just over 100ft and features an adjoining patio perfect for outdoor seating or entertaining, large area of lawn, variety of mature shrubs, trees and door providing access to the rear of the garage.

## Parking

Driveway parking leading to garage

## Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas central

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band C

## 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.

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