



6 Sydmanton Road | £475,000
Romsey, Hampshire, SO51 5RL





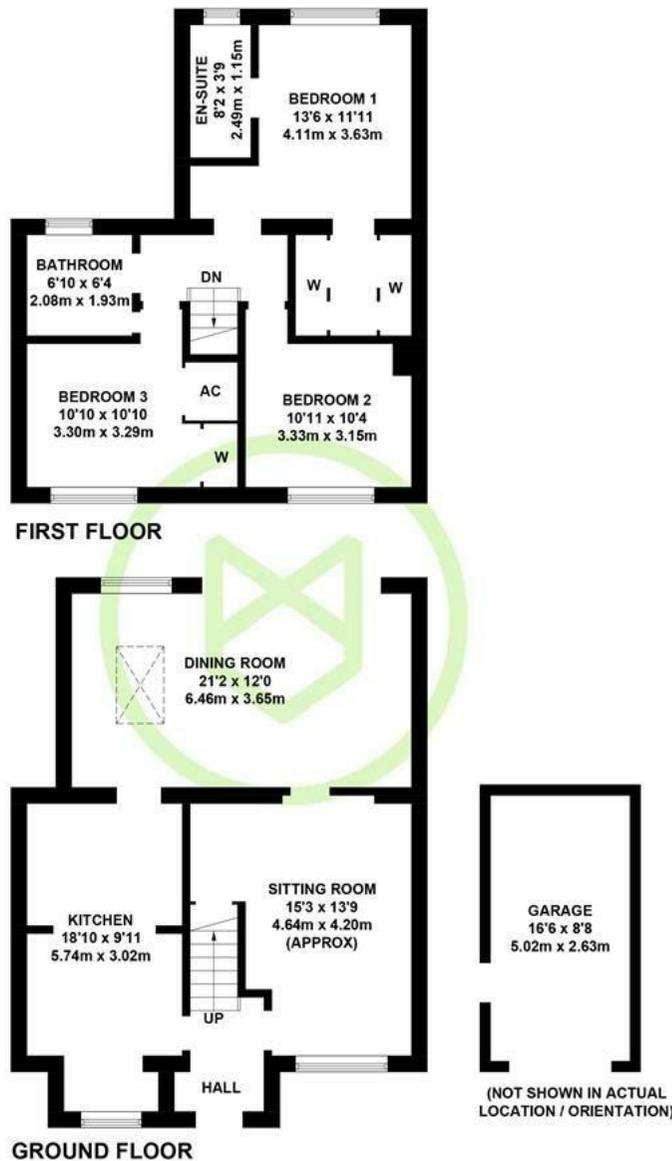
6 Sydmanton Road
Romsey, Hampshire, SO51 5RL

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



Summary

Conveniently situated within a quiet cul-de-sac just a short, level walk to Romsey town centre is this extended family home offering a spacious arrangement of accommodation. The three double bedrooms include the generous principal suite which boasts a walk in dressing area and en-suite shower room. The ground floor features the extended reception room overlooking the garden via bi-fold doors, kitchen dining room and separate sitting room. Outside there is ample parking for several vehicles and a single garage. The private rear garden enjoys a sunny westerly aspect with an additional parcel of land to the rear of the neighbouring garage included.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 697 SQ FT / 64.8 SQ M
FIRST FLOOR = 552 SQ FT / 51.3 SQ M
GARAGE = 142 SQ FT / 13.2 SQ M
TOTAL = 1391 SQ FT / 129.3 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1285520)

Features

- Semi detached family home with two storey rear extension
- Conveniently situated within a short level walk of Romsey town centre
- Three double bedrooms
- Impressive principal bedroom with dressing room and en-suite shower room
- Kitchen and dining room with a separate sitting room
- Extended reception room with bi-fold doors to the garden
- Extension wired and plumbed for a new kitchen and central island
- Ample off road parking for several vehicles and garage
- Private rear garden with additional parcel of land behind neighbouring garage
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential B

6, Sydmanton Road, Romsey, Hampshire, SO51 5RL

Ground floor

The part glazed front door opens into the entrance hall with ample space for coats and shoes and stairs to the first floor. To the right, the sitting room overlooks the front aspect via an oriel bay window with a useful storage cupboard under the stairs. A sliding door opens to the impressive extension currently utilised as a dining and reception room with plumbing and electrics in place for a kitchen and central island to be installed. Natural light floods the room from bi-fold doors to the private garden and a glazed roof canopy. The adjoining kitchen offers a range of beach effect wall and base units with contrasting granite effect worksurfaces over. Integrated appliances include a double oven, four burner gas hob with extractor hood over. Space and plumbing is available for a dish washer, washing machine and American fridge freezer. An open arch extends to the dining area with a box bay to the front aspect .

First floor

The landing serves all three double bedrooms and the fully tiled family bathroom which comprises a panelled bath, vanity unit with mounted wash basin, dual flush wc and heated towel rail. A shelved airing cupboard houses the gas fired boiler. The principal bedroom is a generous double room with a walk in dressing area fitted with bespoke wardrobes and storage. The en-suite shower room features a large shower cubicle, vanity unit and mounted wash basin, wc and heated towel rail. Bedrooms two and three are also double rooms with built in storage to bedroom two.

Parking

Ample parking is available on the driveway to the side of the house extending to the brick built garage fitted with an up and over door, power and light . Storage space is available in the roof space. Additional parking is available to the front of the property.

Outside

The enclosed and private rear garden enjoys a sunny westerly aspect and is predominantly laid to lawn with a small patio seating area which abuts the house. To the rear of the garage is space for a shed / workshop. An additional parcel of land behind the neighbouring garage is also included.

Location

The popular district of Tadburn is within a flat level walk Romsey town centre with its extensive amenities, including Waitrose, Romsey Library, restaurants, bars, Doctors Surgery, Dentists and Romsey Train Station. There are bus stops a short walk away on Tadburn Road and on Botley Road, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh to name a few.

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.

Sellers position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Romsey Primary School

Secondary School

The Mountbatten School

Council Tax

Band D - 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

