



42 Sylvan Drive | £275,000  
North Baddesley, Hampshire, SO52 9NA







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APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 328 SQ FT / 30.5 SQ M  
FIRST FLOOR = 328 SQ FT / 30.5 SQ M  
GARAGE = 141 SQ FT / 13.1 SQ M  
TOTAL = 797 SQ FT / 74.1 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1262316)

## Summary

A beautifully presented home situated in the highly sought-after village of North Baddesley, offering a comfortable and versatile living space. The property comprises two bedrooms, a modern family bathroom, a bright and spacious open plan sitting and dining area, and a well-equipped kitchen. Outside, the south-west facing rear garden is private and secluded, providing a peaceful space to relax or entertain. Additional benefits include a garage in a nearby block along with further on-street parking available.

## Features

- Well presented terrace house
- Two bedrooms
- Modern kitchen and family bathroom
- Open plan sitting/dining area
- Enclosed south/west facing rear garden
- Garage in a block with further on street parking available

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

# 42, Sylvan Drive, North Baddesley, Hampshire, SO52 9NA

## Ground Floor

Upon entry, an inner hall provides access to the sitting and dining area as well as the stairs leading to the first floor. This expansive open plan space offers a welcoming atmosphere and includes a useful understairs storage cupboard, an electric fire that serves as an attractive focal point, a door opening directly onto the rear garden and convenient access to the kitchen, making it a versatile and inviting hub of the home. The well equipped kitchen features a range of wall and base units providing ample storage, along with space for a fridge freezer, plumbing for a washing machine and built in appliances including an oven with hob above. From here, pleasant views over the rear garden create a bright and enjoyable setting

## First Floor

The first floor landing leads to both well appointed bedrooms and the contemporary family bathroom. The principal bedroom is a generous and bright double with built in wardrobe space, an additional storage cupboard and a pleasant outlook over the front aspect. Bedroom two is large single, ideal for guests or a home office, and enjoys a peaceful view across the rear garden. The modern family bathroom is finished to a high standard and includes a shower above the bath, a WC, a wash basin and a heated towel rail

## Outside

The rear garden features an adjoining patio, offering plenty of space for seating and entertaining. Beyond the patio, the garden is mainly laid to lawn across two tiers, bordered by mature shrubs, creating a lush and tranquil environment. With a south/west facing aspect and fully enclosed boundaries, it provides a private and sunny outdoor retreat.

## Parking

A garage is situated in a nearby block along with further on-street parking available.

## Location

Sylvan Drive is situated in the quiet village of North Baddesley, 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

## Council Tax

Test Valley - Band B

## 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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