



£399,000

HenshawFox



**67, Cutforth Way**  
Romsey, Hampshire, SO51 0BG

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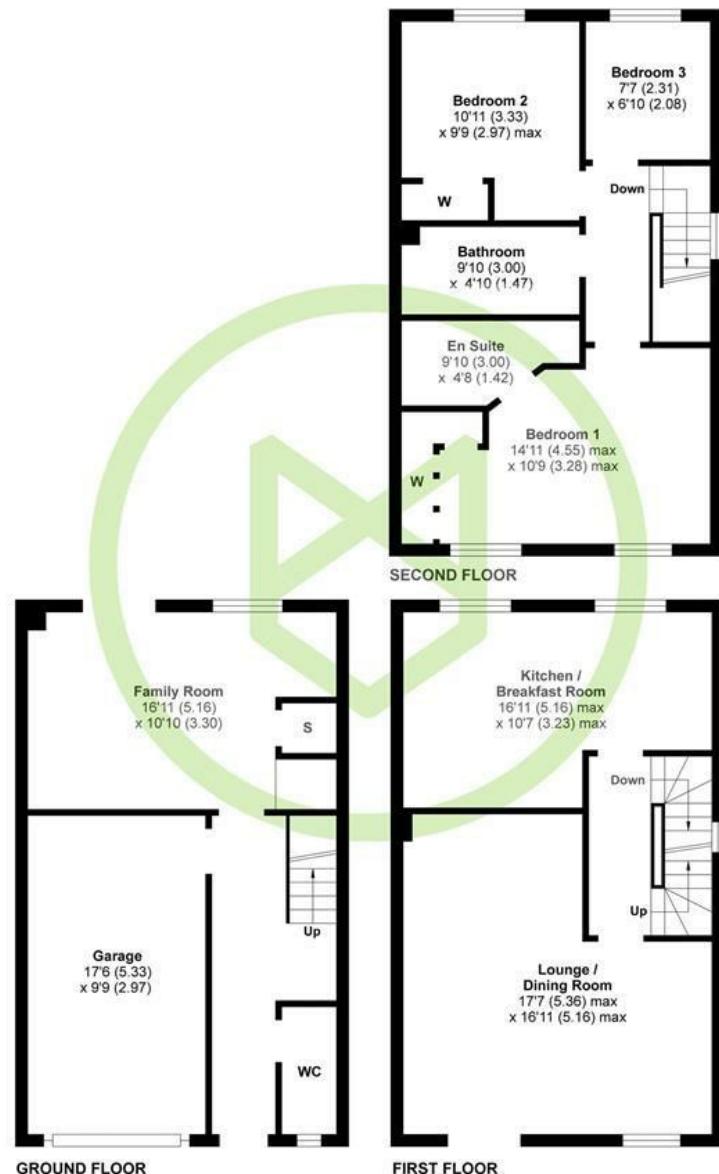
Ground Floor = 482 sq ft / 44.7 sq m sq m (includes garage)

First Floor = 482 sq ft / 44.7 sq m

Second Floor = 482 sq ft / 44.7 sq m

Total = 1446 sq ft / 134 sq m

For identification only - Not to scale



## Summary

Conveniently situated within the sought after Abbotswood development on the fringes of the market town of Romsey is this beautifully presented three storey town house offering generously proportioned accommodation arranged over three floors. The three bedrooms are situated on the second floor with the spacious principal room boasting fitted wardrobes and en-suite shower room. A generous sitting dining room on the first floor enjoys elevated views via a Juliette balcony along with the stylish kitchen breakfast room. An additional reception room on the ground floor opens to the landscaped and enclosed rear garden enjoying a sunny aspect. An integral garage and block paved

## Features

- Modern three storey townhouse
- Three generous bedrooms with en-suite facilities to the principal bedroom
- Additional reception room on the ground floor
- Stylish fitted kitchen breakfast room with integrated appliances
- First floor sitting / dining room
- Off road parking & integral garage
- Enclosed and low maintenance rear garden enjoying a sunny aspect

**EPC Rating:**  
Energy Efficiency Rating  
Current null  
Potential null



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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## Accommodation

### Ground Floor

The part glazed front door opens into the spacious and welcoming entrance hall which provides access to the integral garage and also to the useful cloakroom. A large family room hosts an under stairs storage cupboard and overlooks the rear garden and patio area via French glazed doors.

### First Floor

The L-shaped sitting / dining room enjoys elevated views to the front aspect via French doors to a Juliette balcony ideal for entertaining. The stylish kitchen breakfast room adjacent comprises a range of gloss fronted wall and base units with contrasting worksurfaces, flooring and a range of integrated appliances.

### Second Floor

The landing serves the three bedrooms with built in wardrobes to bedrooms one and two. The principal bedroom also boasts an en-suite shower room with the family bathroom adjacent.

### Outside

The enclosed and child friendly rear garden has been designed for minimal up keep, featuring a patio seating area positioned perfectly to enjoy the sunny aspect, with artificial grass, raised decking and a timber shed for storage.

### Parking

Off road parking is available on the block paved driveway which fronts the integral garage with up and over door.

### Location

Cutforth Way is located in Abbotswood, a district situated in the north east of Romsey. A modern development with an established community of residents, this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and Yellow Dot nursery. More recently added is a variety of eateries and a salon.

### Sellers Position

Looking to buy on

### Tenure

Freehold

### Age

Built 2014 - Remainder of a ten year NHBC guarantee

### Heating

Gas central heating

### Windows

UPVC double glazed

### Infant and Junior School

Cuperham Junior & Middle School

### Secondary School

The Romsey School

### Council Tax

Tax band D

## Terms and Conditions

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 not 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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