



£375,000
Freehold

2d Romford Road, Warsash
Southampton, Hampshire SO31 9GZ



Quick View

	3 Bedrooms		Garage
	1 Living Room		1 Bathroom
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- Perfectly positioned within walking distance of Warsash Village, the River Hamble and Hook with Warsash Primary School, this detached home offers the ideal blend of convenience and coastal lifestyle.
- A block-paved forecourt and gated driveway provide secure parking for several vehicles, with room for a trailer or small boat, and lead to a detached garage with power, light and a side door.
- The rear garden enjoys a west-facing aspect and excellent privacy, with a mix of paving, decked seating and a small lawn — perfect for relaxing or entertaining.
- Inside, the open-plan living room has a feature light fittings, quality wood flooring, and stairs rising to the first floor, while double doors open directly onto the garden.
- The modern kitchen is fitted with quality integrated appliances — including induction hob, fridge/freezer, dishwasher, combi microwave and fan oven — making it a great choice for home cooks.
- Offered with no forward chain, this well-presented home is ready for a smooth, stress-free move.

Description

Step into the entrance hall, where you'll find a handy cloakroom. Replacement oak internal doors and wood flooring throughout give a stylish contemporary look, while the open staircase without balustrade is the ultimate in open-plan living – a banister can be added easily. The living room spans the depth of the home with double doors to the garden from the dining area, making it perfect for entertaining or relaxing in the evening sun.

The kitchen sits at the rear of the home and has been fitted to a high standard with sleek cabinetry, contrasting worktops and quality integrated appliances, including an induction hob, fan oven, combi microwave, fridge/freezer and dishwasher. The open staircase leads up from the living room with a useful understairs utility area/storage and plumbing for a washing machine.

Upstairs, the landing has a window to the side and a useful storage cupboard. The loft is part-boarded with a fitted ladder and houses the gas combination boiler, providing useful storage and easy access. There are two double bedrooms, both bright and welcoming, plus a single bedroom with fitted shelving – perfect as a study or dressing room. The bathroom features a modern white suite with a P-shaped bath and both rainfall and handheld shower heads, along with two windows for great light and ventilation.

To the front, the block-paved forecourt provides parking, and the gated driveway down the side offers space for additional vehicles, a trailer or small boat. The detached garage has power, light and a side access door into the garden, making it ideal for hobbies or storage. The rear garden is west-facing, private and easy to maintain, with paved and decked seating areas, a small lawn, ornamental shrubs and rear laurel hedgerow adding a touch of greenery.

Situated on Romford Road, this home enjoys a superb Warsash location just a short walk from the village centre, with its pubs, cafés, shops and riverside walks along the Hamble. Families will appreciate being close to Hook with Warsash School, and water sport enthusiasts can take advantage of the Sailing Club and public slipway.

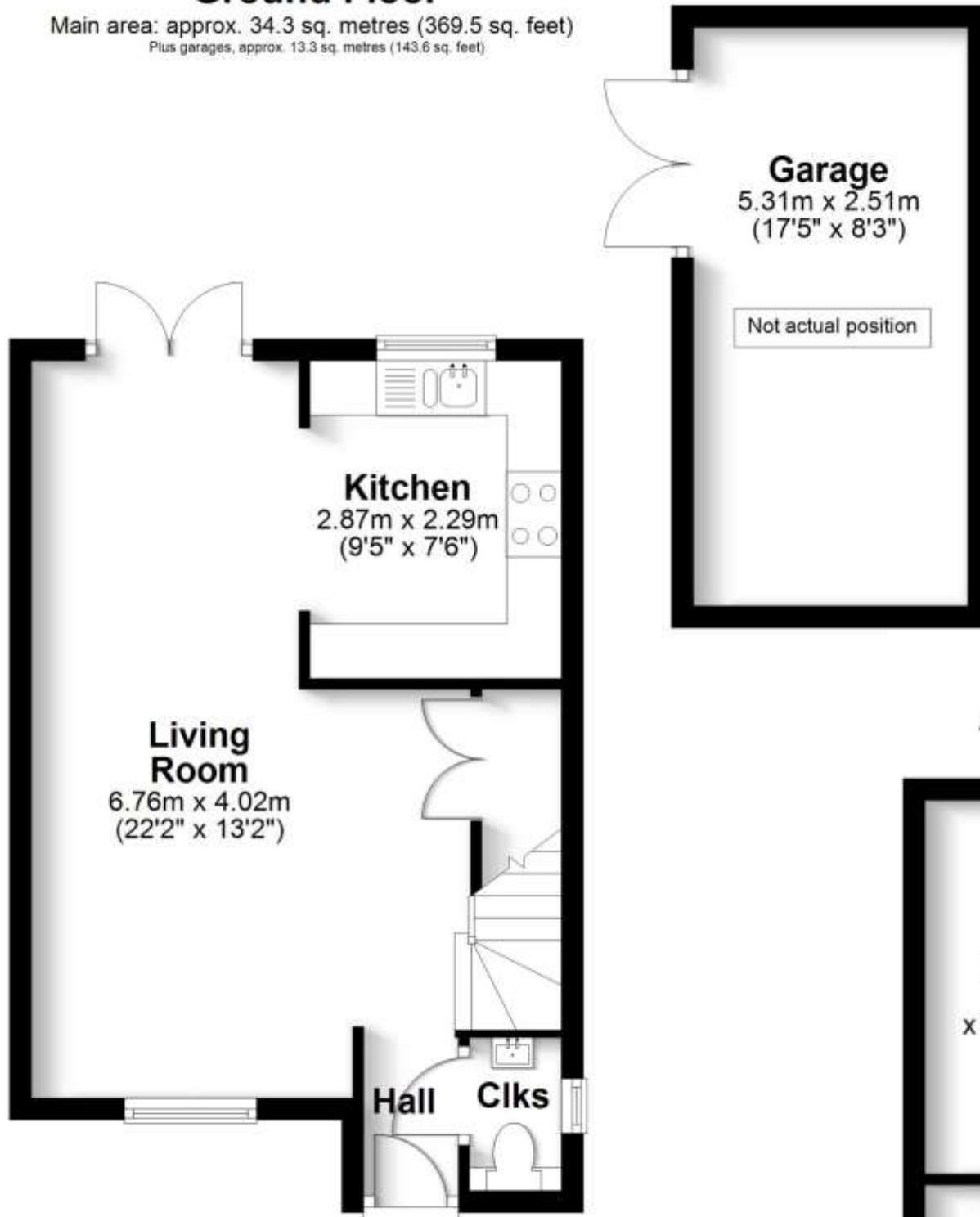
Offered with no forward chain and ready to move into, this stylish detached home combines privacy, practicality and a superb coastal location.

Directions

<https://what3words.com/states.digested.explained>

Ground Floor

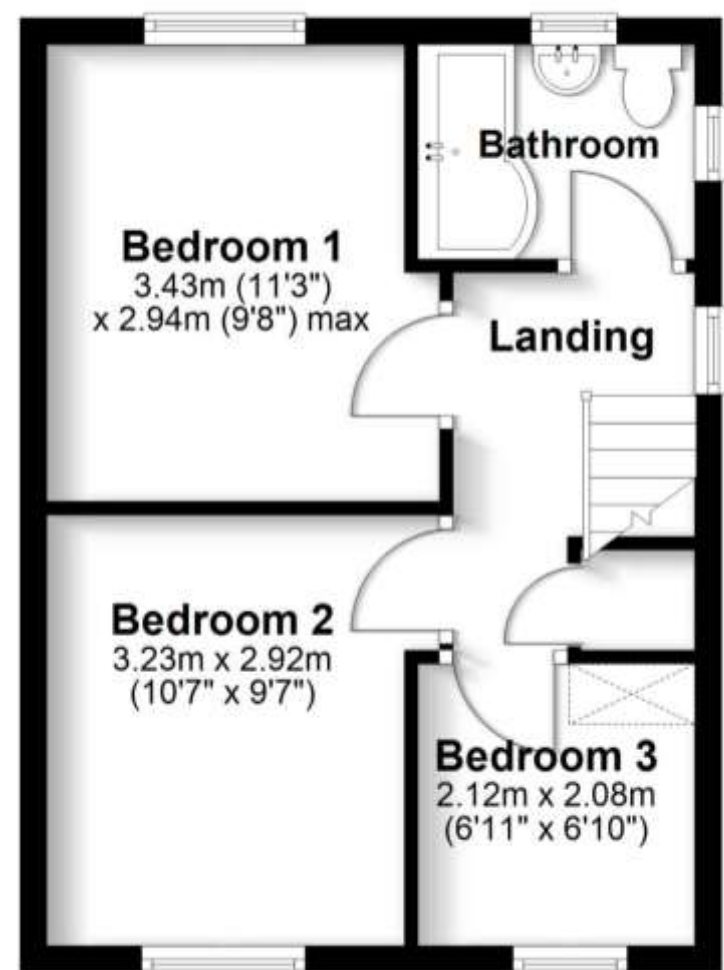
Main area: approx. 34.3 sq. metres (369.5 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.6 sq. feet)



Main area: Approx. 67.1 sq. metres (722.1 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.6 sq. feet)

First Floor

Approx. 32.8 sq. metres (352.5 sq. feet)



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