

Offers in Excess of £435,000 Freehold

36 Kingfisher Way, Romsey, Hampshire, SO51 7RY

MICHAELRHODES

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Kingfisher Way is situated within the popular residential development of Fishlake Meadows in Romsey, offering convenient access to local amenities, schools and transport links. Romsey town centre is within walking distance, providing a variety of shops, cafés, restaurants and a railway station with connections to Southampton, Salisbury and beyond. The area is also well positioned for access to the M27 and M3 motorway networks, whilst the nearby Fishlake Meadows Nature Reserve offers excellent opportunities for walking and outdoor activities.

Upon entering the property, you are welcomed into an entrance hallway with stairs rising to the first floor. The sitting room is a well-proportioned space featuring a window overlooking the front aspect and an attractive archway leading through to the dining area, which benefits from a bay window overlooking the rear garden. The modern kitchen is fitted with a range of contemporary wall and base units, complemented by wooden work surfaces, integrated cooking appliances and a single door opening directly onto the rear garden. The kitchen also provides internal access to the integral garage, which is currently being utilised as a utility room. A separate downstairs cloakroom completes the ground floor accommodation.

Upstairs, the first-floor landing provides access to three bedrooms and a family bathroom. The main bedroom is a generous double room featuring fitted wardrobes and a modern three-piece en-suite shower room. Bedroom two is another well-proportioned room, whilst bedroom three offers flexibility for use as a child's bedroom, nursery or home office. The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and W.C.

Externally, the property benefits from a driveway providing off-road parking for at least two vehicles and access to the integral garage via an up-and-over door. To the rear, the enclosed garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. The garden also features a variety of established shrubs and trees, together with an attractive summer house providing additional space to enjoy throughout the year.



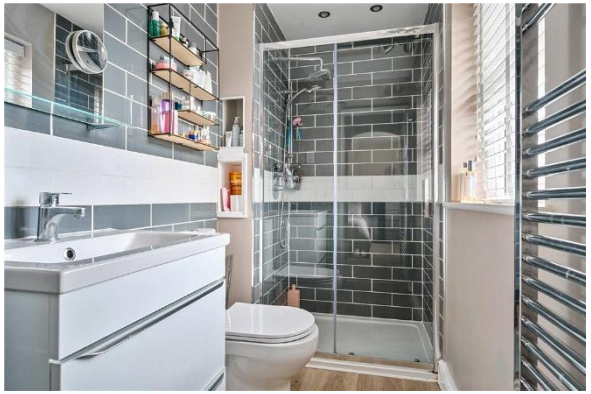












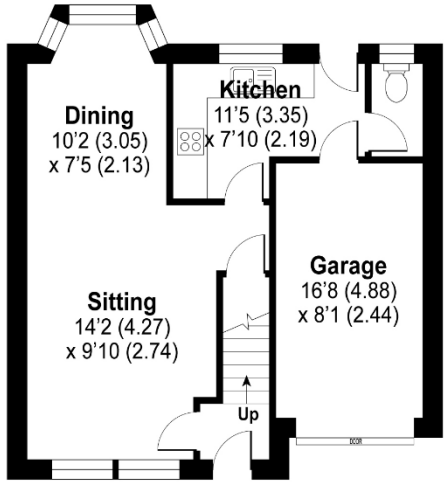




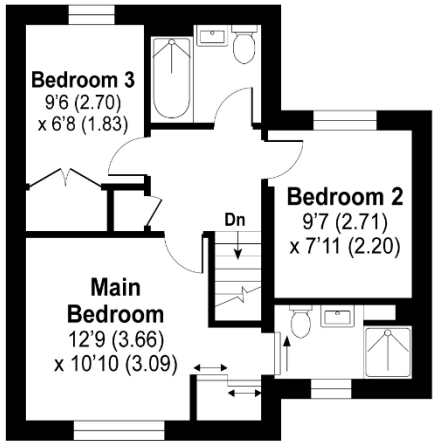


KINGFISHER WAY, ROMSEY

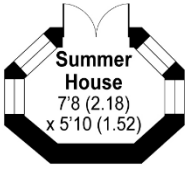
Approximate Area = 861 sq ft / 80 sq m
Outbuilding = 43 sq ft / 4 sq m
Total = 904 sq ft / 84 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Additional Information:

Sellers Position: No Forward Chain

Heating: Gas Central Heating

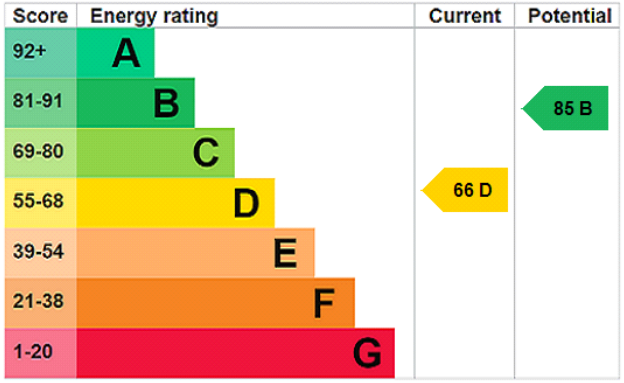
Drainage: Mains

Date: 13/11/2026

Council Tax Band: D

Local Authority: Test Valley







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Disclaimer
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. · The floor plans are for illustration purposes and not to scale · Michael Rhodes Limited is registered at Fleming Court, Leigh Road, Eastleigh, Hampshire SO50 9PD. Registered in England number 2969921.

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