



66 Brokenford Lane | £290,000  
Totton, Southampton, SO40 9DX

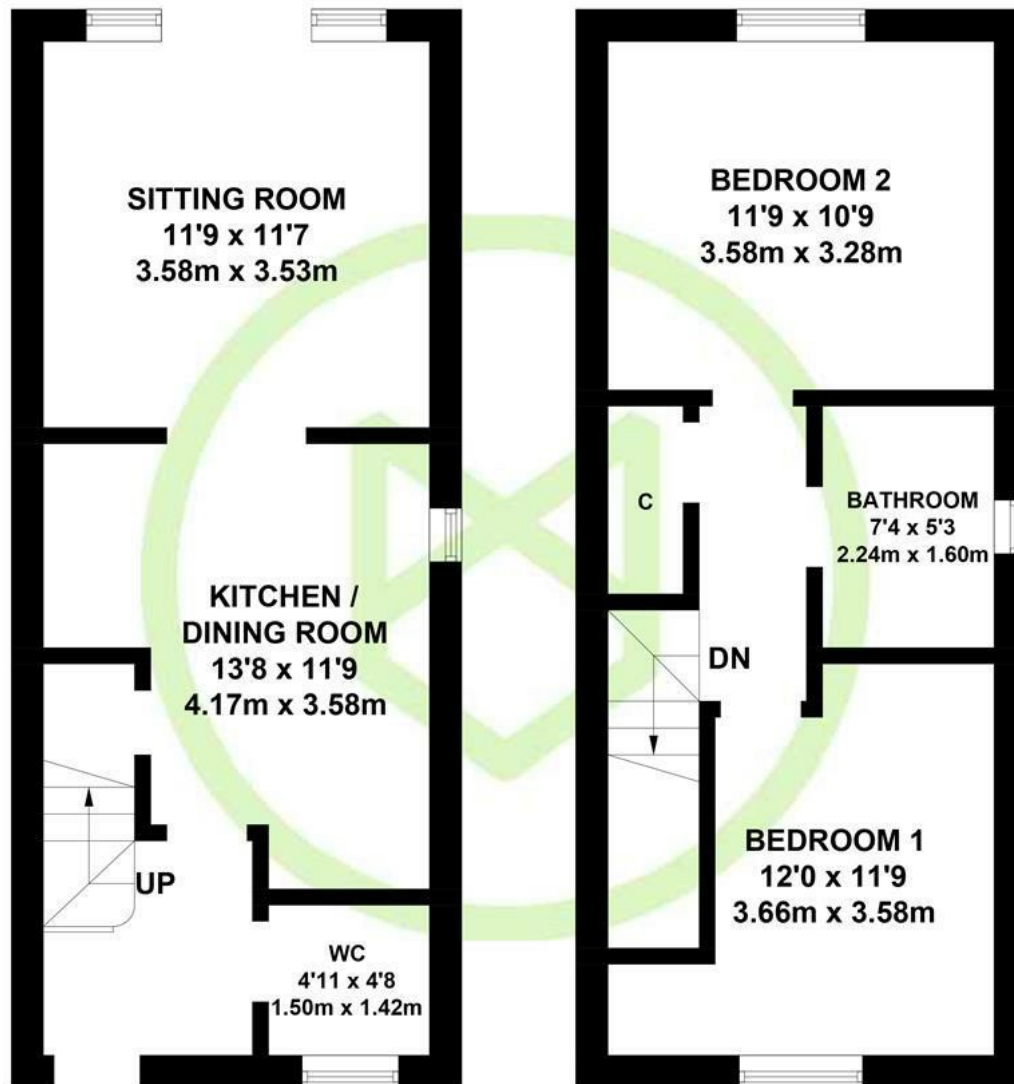
 Henshaw Fox



66 Brokenford Lane  
Totton, Southampton, SO40 9DX

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**GROUND FLOOR**

**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 366 SQ FT / 34 SQ M  
 FIRST FLOOR = 366 SQ FT / 34 SQ M  
 TOTAL = 732 SQ FT / 68 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1059445)

## Summary

This modern two bedroom home is conveniently located in the exclusive Beckley Walk development constructed in 2020 by Fresh Construction. The generous accommodation is presented to a high level throughout with quality sanitary ware and stylish fitted kitchen. The two generous double bedrooms are served by a luxury tiled shower room as well as a cloak room on the ground floor. The sitting room overlooks the low maintenance rear garden via glazed French doors and opens through to the kitchen dining room creating an open plan feel. Allocated parking is available at the front of the property.

## Summary

- A modern and spacious end of terrace house
- Conveniently positioned for shops and amenities
- Two double bedrooms
- Luxury shower room and cloak room
- Stylish kitchen with range of integrated appliances
- Open plan kitchen and dining area
- Sliding doors to sitting room
- Low maintenance rear garden with rear access
- Allocated parking

## EPC Rating

Energy Efficiency Rating  
 Current B  
 Potential A

# 66 Brokenford Lane

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## Ground Floor

The composite front door with glazed panels and spy hole opens into the welcoming entrance hall fitted with high quality oak effect flooring and underfloor heating that extends throughout the ground floor. A cloakroom to the right is fitting with stylish sanitary ware, with wall mounted vanity unit and wash basin and dual flush WC. The gas fired boiler is concealed in a corner unit. An inner part glazed door opens into the stylish kitchen dining area with ample space for a dining table and chairs. The fitted kitchen offers an extensive range of wall and base units with contrasting work surfaces and upstand. Integrated appliances include an eye level single oven, with microwave over, induction hob and extractor, fridge and freezer. Plumbing is available for a washing machine in the understairs cupboard. Sliding doors open to the light and airy sitting room creating an open plan feel with French doors to the garden.

## First Floor

The landing houses a large airing cupboard with access to the loft space via a hatch and pull down ladder. Both bedrooms are generous doubles and share the tiled and luxury family shower room fitted with a walk in shower, vanity unit, wash basin, WC and heated towel rail.

## Parking

Allocated parking for one car is available at the front of the property.

## Outside

A secure rear gate provides access to the low maintenance rear garden which has been paved with a slate chip border. An outside tap, light and power points are fitted.

## Location

Beckley Walk is an exclusive development of just twenty four homes positioned at the far end of Brokenford lane offering easy access to the town centre. Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline Railway which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park. A comprehensive range of amenities including shops, chemist, public houses and schooling are all close by.

## Service Charge

A small service charge of Approx £130 p.a is payable for the upkeep of communal areas

## Sellers Position

Buying on - Suited

## Heating

Gas fired central heating. (Underfloor heating to the ground floor)

## Infants & Junior School

Eling Infants School & Foxhills Junior school

## Secondary School

Hounslowdown Academy

## Council Tax

Band B - New Forest District Council

## 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 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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