



34 Hunters Crescent | £500,000
Totton, Southampton, SO40 7FA





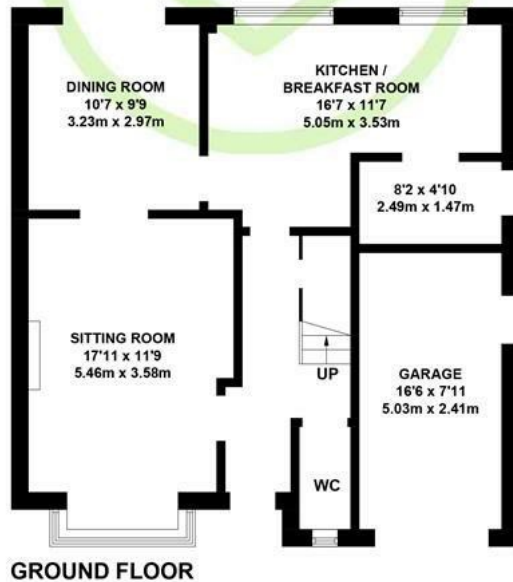
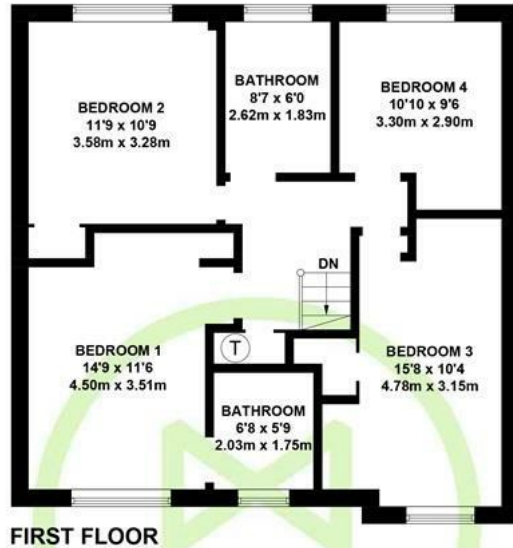
34 Hunters Crescent
Totton, Southampton, SO40 7FA

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Summary

This attractive detached family residence is enviably positioned on one of the areas most desirable roads, with in a quiet cul-de-sac on the fringes of West Totton. Four double bedrooms on the first floor include the generous principal bedroom with en-suite bathroom. The separate living and dining room are complemented by the kitchen/breakfast room with adjoining utility room. Off road parking is available on the driveway fronting the integral single garage. The mature and private rear garden offers an ideal space to relax or entertain set against a leafy backdrop.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 634 SQ FT / 58.9 SQ M
FIRST FLOOR = 739 SQ FT / 68.7 SQ M
GARAGE = 131 SQ FT / 12.2 SQ M
TOTAL = 1504 SQ FT / 139.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1081609)

Summary

- An attractive detached family residence
- Desirable position within a quiet cul-de-sac
- Four double bedrooms with en-suite bathroom to bedroom one
- Separate family bathroom and ground floor cloak room
- Fitted kitchen and breakfast room with adjoining utility
- Separate sitting and dining room
- Driveway parking and integral single garage
- Mature and private rear garden
- Easy access to commuter links and the New Forest
- Well regarded local schooling

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

The attractive covered entrance with part glazed composite front door opens into the welcoming entrance with storage available in the under stairs cupboard and access to the cloakroom with WC and wash basin. The sitting room features a box bay window to the front aspect and a coal effect gas fire and surround as a focal point. French doors open to the adjoining dining room with views to the private rear garden via sliding patio doors. The spacious kitchen/breakfast room offers an extensive range of wall and base units with an integrated eye level double oven and four burner gas hob with filter hood over. An open arch leads to the adjoining utility room providing additional storage and work surface space with plumbing for white goods and access to the garden.

First Floor

The landing hosts the shelved airing cupboard and hot water tank with access to the loft space via a hatch. Bedroom one has a storage recess and boasts an en-suite bathroom with panelled bath and shower over, wash basin and WC. The remaining three bedrooms are all doubles with built in storage to bedrooms two and three. The family bathroom comprises a panelled bath with shower over, wash basin and WC.

Parking

Off road parking is available for two vehicles with a trimmed bush to the boundary fronting a well tended lawn. The integrated single garage is fitted with an up and over door, power and outside light.

Outside

A secure side gate accesses the private and child friendly rear garden with neatly edged lawns flanked by planted borders. The rear of the garden provides a pleasant and leafy backdrop planted with an abundance of mature trees and shrubs.

Location

Hunters Crescent is a desirable cul-de-sac situated on the fringes of Totton ideally positioned 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 at Totton Station 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 is approximately a mile away.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Hazel Wood Infant & Foxhills Junior

Secondary School

Hounslow Secondary School

Council Tax Band

Band E - 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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