



7 The Drive | £367,500

Hounslow, Southampton, Hampshire, SO40 9EF





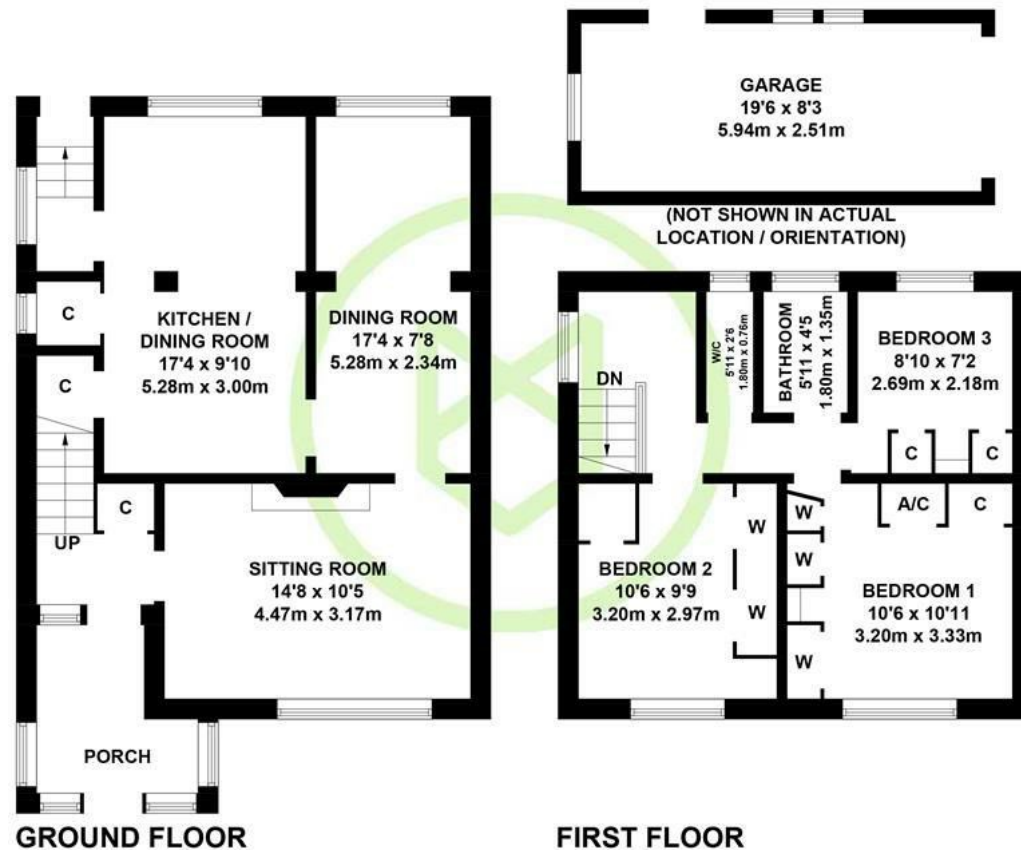
7 The Drive
Hounslow, Southampton, Hampshire, SO40 9EF

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Summary

This charming and much loved traditional home has been in the same family for over fifty years and is offered to the market with no onward chain. The extended and versatile accommodation offers three bedrooms with a shower room and separate wc on the first floor, complemented by a sitting room, extended dining room and kitchen/breakfast room on the ground floor. Other features include a pantry and rear lobby with access to the low maintenance and enclosed rear garden with a central walled garden and greenhouse. The gated block paved driveway provides off road parking, extending to a detached single garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 636 SQ FT / 59.1 SQ M
FIRST FLOOR = 420 SQ FT / 39.0 SQ M
GARAGE = 160 SQ FT / 14.9 SQ M
TOTAL = 1216 SQ FT / 113.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1170316)

Features

- A traditional detached family home
- Extended and versatile accommodation
- Three bedrooms
- Extended dining room & kitchen/breakfast room
- Large entrance porch and rear lobby
- Separate sitting room
- Low maintenance and enclosed rear garden
- Ample gated off road parking and detached garage
- Well regarded local schooling
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

A part glazed front door opens into the spacious front porch offering ample space for coats and shoes with a secure inner door to the entrance hall. A storage cupboard is positioned next to the stairs. To the right the charming sitting room features a coal effect gas fireplace as a focal point to the room. To the rear the extended dining area provides space for a family dining table and chairs as well as seating, with the generous breakfast room and kitchen adjacent creating a social feel. The oak fronted kitchen offers a range of wall and base units with contrasting marble effect work surfaces. Integrated appliances include an eye level double oven, electric hob with hood over and fridge. Space and plumbing is available for a washing machine with a large under stairs cupboard providing additional storage with a pantry adjacent. A rear lobby allows access out to the enclosed garden.

First Floor

The landing allows access to the partly boarded loft space via a hatch and also serves the three bedrooms. Bedrooms one and two are both fitted with built in wardrobes and storage. The family shower room comprises a walk in shower cubicle and wash basin with a separate cloakroom with wc adjoining.

Parking

Ample off road parking is available on the gated and block paved driveway extending to the single detached garage.

Outside

The enclosed and low maintenance rear garden offers a paved seating area to relax or entertain with a greenhouse positioned to the rear of the garage. A central walled garden is flanked by raised beds planted with a variety of mature shrubs and shrubs.

Location

Hounslow is a popular residential suburb of Totton set just out side the New Forest boundary populated with a pleasant blend of individual homes of varying ages and style. Excellent transport links include a mainline rail service to London Waterloo from Totton railway station and easy access to the M27 at junctions 2 or 3. Evidently popular with families keen to capitalise on the excellent local schooling with Eling tide Mill and the Waterside close by.

Sellers Poisition

No Onward Chain

Heating

Gas fired central heating

Infants & Junior School

Eling Infant School & Foxhills Junior School

Secondary School

Hounslow Academy

Council Tax

Band D - 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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