



64 Culford Avenue | £395,000
Totton, Hampshire, SO40 9BX

 Henshaw Fox

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Summary

This traditional semi-detached home is conveniently positioned within Rushington, on the outskirts of Totton enjoying easy access to commuter links as well as the New Forest National Park and South Coast. The extended accommodation features a social open plan kitchen, dining and family area with a vaulted ceiling and French doors to the enclosed rear garden. A separate sitting room and wc on the ground floor are complemented by three bedrooms on the first floor with built in storage to all three and a stylish family shower room. Ample road parking parking is available on the driveway with a single detached garage and electric car charging point.

Features

- An extended and traditional semi detached family home
- Tastefully presented throughout
- Open plan kitchen, dining and family area
- Separate sitting room
- Three bedrooms with built in storage
- Family shower room and ground floor cloakroom
- Off road parking and single detached garage
- Enclosed and mature rear garden
- Popular residential area of Rushington

EPC Rating

Energy Efficiency Rating
Current D
Potential B

64, Culford Avenue, Totton, Hampshire, SO40 9BX

Ground Floor

The part glazed composite front door opens into a vestibule with a secure inner door to the welcoming entrance hall with exposed floorboards and crisp neutral decor. A useful cloakroom with wc is situated at the foot of the stairs with the sitting room to the left over looking the front aspect via a large bay window with fitted shutters. The stylish shaker style kitchen extends into the open plan and vaulted dining area flooded with natural light from two velux windows and French doors to the rear garden. A snug/ family room is open to the dining area creating a social living space. Extensive storage is available within the range of wall and base units complemented by oak block work surfaces. A smeg double oven with four burner gas hob and extractor hood are included with space for freestanding white goods. A pantry provides additional storage with a side door to the garden. Plumbing for a washing machine and dryer is situated in the garage.

First Floor

The landing allows access to the part boarded loft space via a hatch and pull down ladder. Two generous double bedrooms both boast built in wardrobes with bedroom three currently utilised as a home office, also with built in storage. The family shower room comprises a large shower cubicle with traditional sanitary ware including a wash basin, wc and ornate heated towel rail

Outside

A secure side gate accesses the enclosed rear garden with a paved area to the side of the property extending to a patio seating area. A shaped lawn with pathway to the rear of the garden is flanked by well stocked beds planted with a variety of established plants and shrubs. A shed at the rear of the garden provides a useful storage space.

Parking

Off road parking is available on the neatly edged driveway extending to the detached single garage. There is plumbing in the garage for a washing machine and dryer.

Location

Rushington is a much favoured location enjoying access to major commuter routes and within easy reach of Southampton City Centre and the New Forest National Park, with its abundance of recreational activities available. Totton Town Centre with its comprehensive range of local amenities is within a short walk and also well placed within the catchment area for the highly regarded Hounsdown and Foxhills schools.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Eling Infants School & Foxhills Junior School

Secondary School

Hounsdown Academy

Council Tax

Band C - 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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