

Mayfield Avenue, Central Totton, SO40
Southampton

£425,000

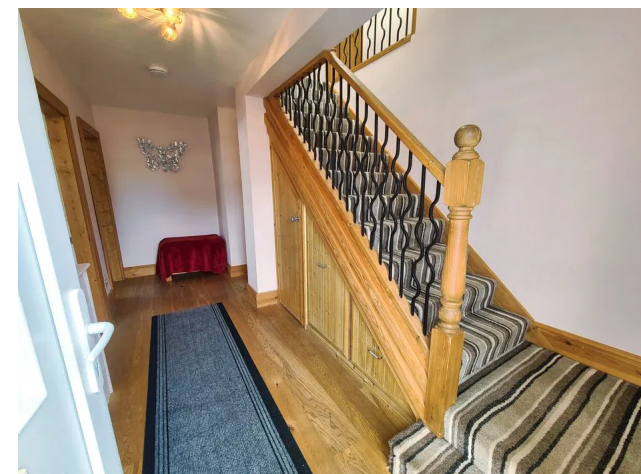
Property Type: Detached Bungalow

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are pleased to present for sale this well-presented and deceptively spacious 3 double bedroom detached chalet bungalow, situated in Totton. Offering versatile accommodation across two floors, the property features a modern kitchen/diner, generous family bathroom with adjoining utility room, and two double bedrooms on the ground floor. The first floor provides a further double bedroom along with an additional study/hobbies room. Externally, the property boasts a sizeable landscaped rear garden with a large summer house and workshop.

- Detached Chalet Bungalow
- 3 Double Bedrooms
- Spacious Lounge with doors to rear garden
- Refitted Kitchen - Dining Room
- Generous family Bathroom with adjoining Utility Room
- Sizeable Rear Garden with covered patio
- Summer house and Workshop, both with Power and Lighting
- Convenient Central Location









Accommodation

The property is entered via a welcoming hallway with engineered laminate flooring flowing throughout, stairs with a feature metal and wooden balustrade rising to the first floor, and useful under-stairs storage.

The ground floor offers a bright and airy lounge with double doors opening onto the rear garden and covered patio area. A spacious, refitted kitchen/diner is a real highlight, fitted with cream shaker-style cabinets, wooden work surfaces, a range cooker, and space for further appliances. Two well-proportioned double bedrooms are also located on this level, together with a generously sized family bathroom featuring a modern white suite with a 'P' shaped bath and mixer shower above. Within the bathroom is an adjoining utility area, offering plumbing and space for laundry appliances and additional storage.

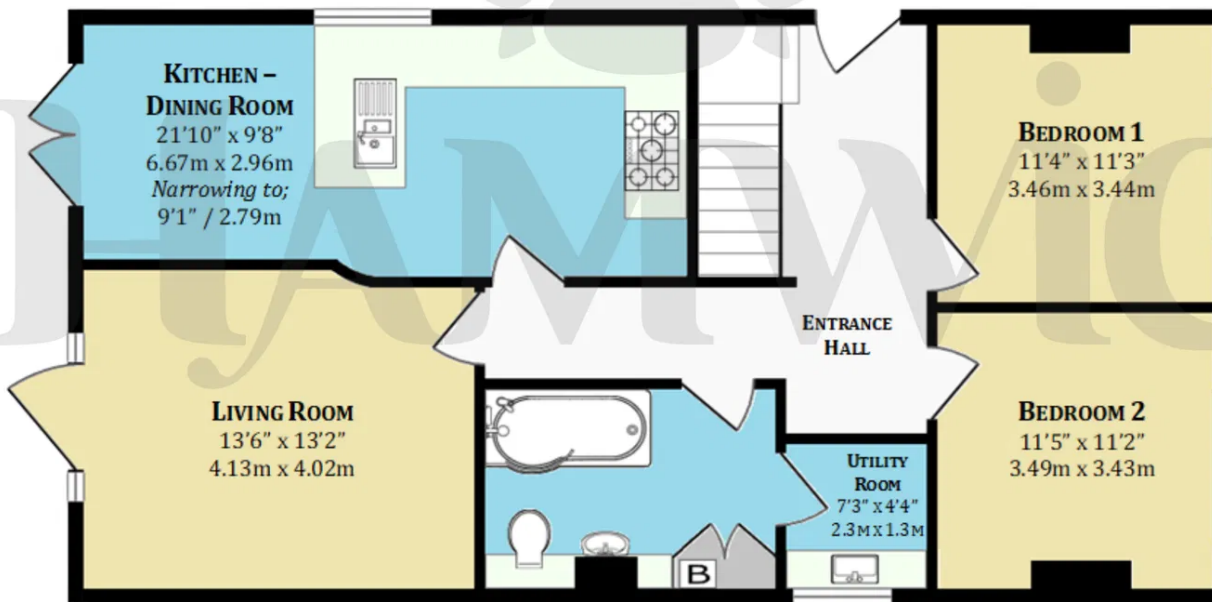
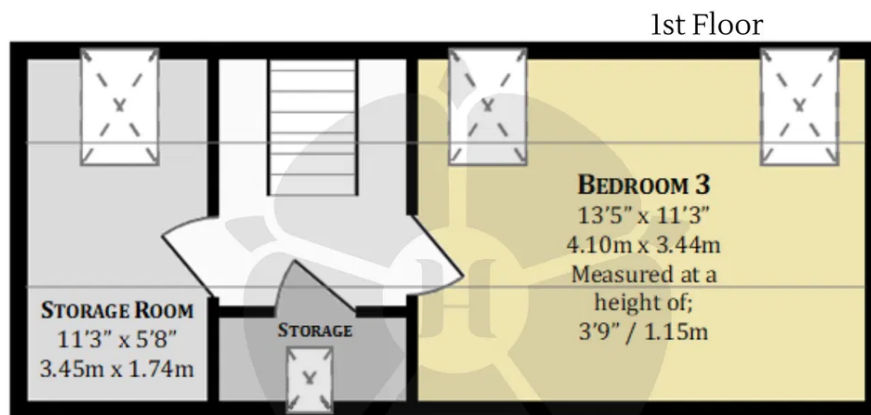
On the first floor, the main bedroom enjoys excellent proportions, benefitting from access to eaves storage, while a further room provides versatility as a study, hobbies space, or occasional fourth bedroom.

Outside

To the front, the property is approached via a brick-set driveway providing ample off-road parking. The rear garden is of a generous size, predominantly laid to lawn and complemented by decorative flower beds stocked with mature shrubs and plants. A large covered patio area sits directly behind the property, ideal for outdoor entertaining. Steps lead down to a timber summer house (approx. 12' x 10') and a substantial workshop (approx. 20' x 10'), both supplied with power and lighting. The garden is fully enclosed with wooden panel fencing and benefits from side pedestrian access.

Disclaimer

These particulars are believed to be correct but cannot be guaranteed, and all measurements are approximate. The fixtures, fittings and appliances referred to have not been tested and no warranty can be given as to their condition. Prospective purchasers should satisfy themselves as to the accuracy of the information provided.



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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