



Hounslow
£450,000

brantons



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Property

Situated in a convenient location within Hounslow, Brantons Independent Estate Agents are delighted to present to the market this extended and versatile family home.

The ground floor layout is comprised of a lounge with bay window, further reception room, a modern kitchen with fitted appliances, impressive open-plan living-dining area with bi-fold doors, and a utility room with W.C.

The first floor accommodation consists of three generous double bedrooms with the master benefiting from the use of a dressing area and luxury en-suite shower room. From the landing there is also a spacious four piece family bathroom. To the front of the property is a high quality resin driveway that produces parking for several cars and at the rear is an enclosed garden with two patio seating areas, artificial lawn, gated side access and a useful outbuilding.

In our opinion this property is presented to the highest standard of decorative order and would allow any prospective purchasers the ability to move straight in. The location is set within the requested Foxhills and Hounslow school catchments and as a result of this; Brantons advise an early viewing as strong interest is anticipated.

Features

- Extended Semi-Detached Family Home
- Three Generous Double Bedrooms
- Spacious Lounge & Additional Reception Room
- Impressive Open Plan Living-Dining Area
- Utility Room & Downstairs W.C
- Four Piece Family Bathroom
- En-suite Shower Room & Dressing Area
- Resin Driveway Parking For Several Cars
- Enclosed Rear Garden With Large Patio Seating Area

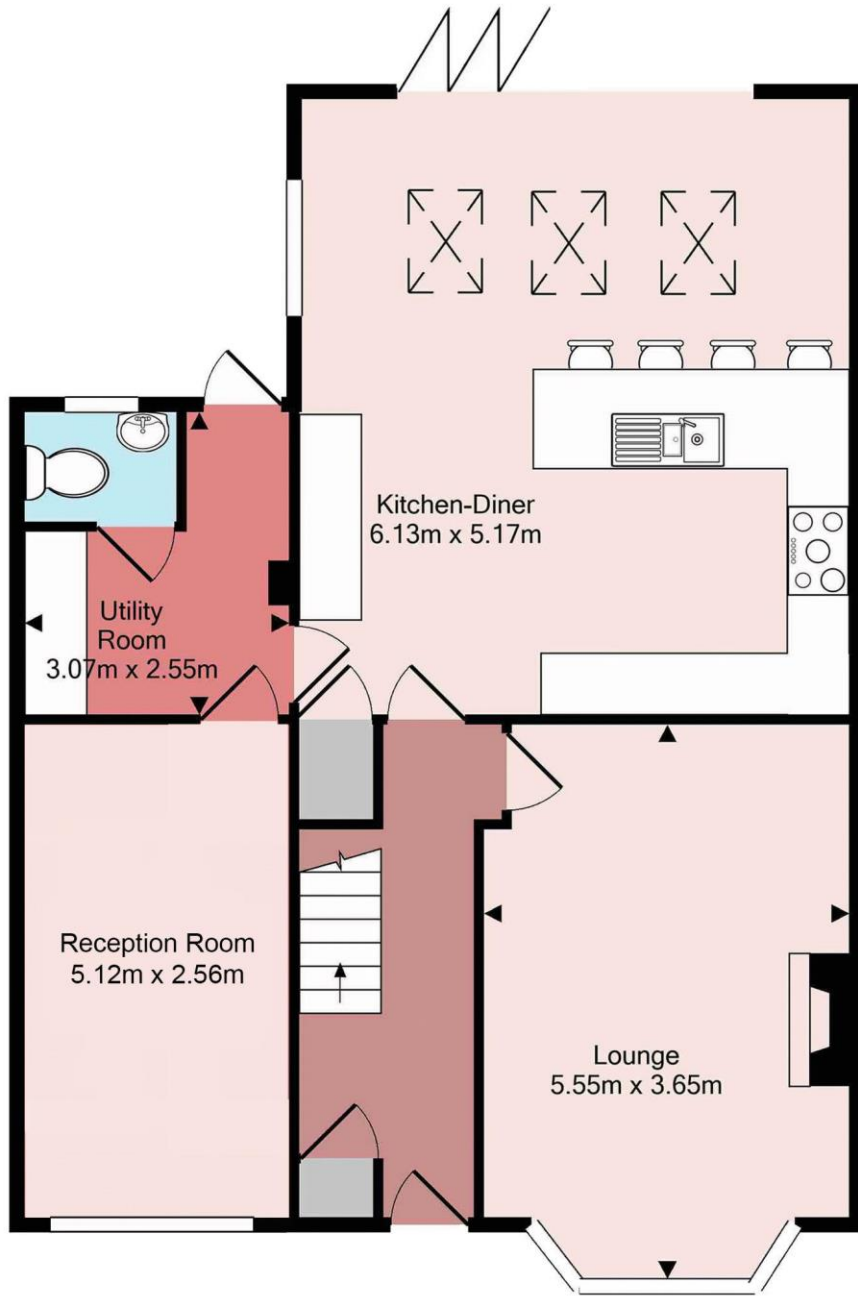


Area

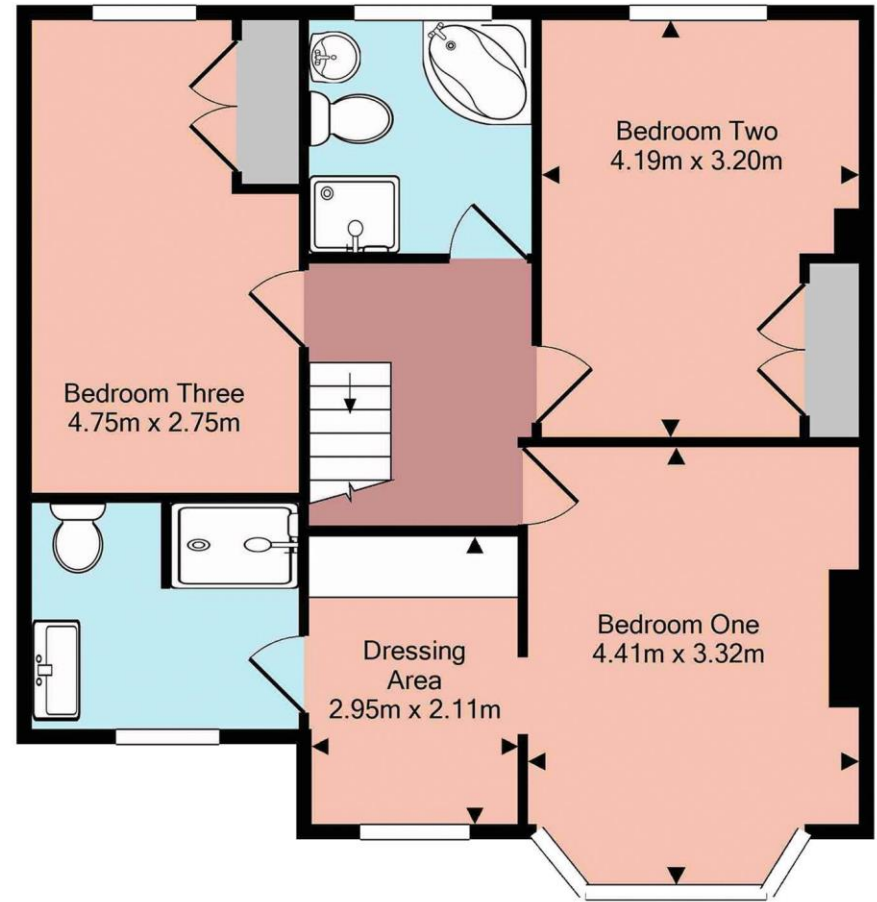
Hounslow is a residential suburb of Totton but is a community in its own right. The housing is diverse and consists of dwellings of all sizes including substantial family homes and bungalows. Hounslow offers excellent transport links with easy access to motorways, Southampton City centre and the New Forest National Park.

The area also falls within the highly preferred Foxhills and Hounslow school catchments and both Schools have consistently performed well when assessed by governing body, Ofsted. This has resulted as a major draw for families in the area.





Ground Floor



1st Floor

Accommodation

Lounge 18' 3" x 12' 0" (5.55m x 3.65m) Into Bay

Reception Room 16' 10" x 8' 5" (5.12m x 2.56m)

Kitchen-Diner 20' 1" x 17' 0" (6.13m x 5.17m)

Utility Room 10' 1" x 8' 4" (3.07m x 2.55m)

Downstairs W.C 3' 8" x 4' 9" (1.13m x 1.45m)

Bedroom One 14' 6" x 10' 11" (4.41m x 3.32m)

Dressing Area 9' 8" x 6' 11" (2.95m x 2.11m) Into Wardrobe

En-suite 7' 9" x 8' 11" (2.36m x 2.72m)

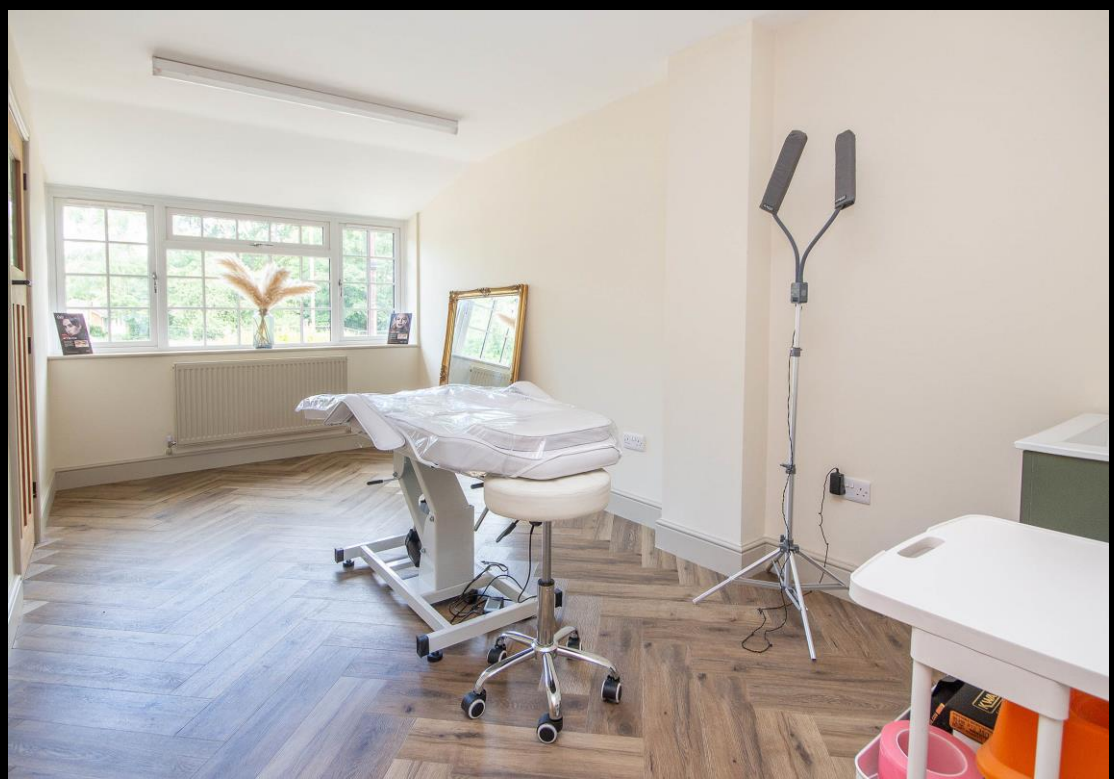
Bedroom Two 13' 9" x 10' 6" (4.19m x 3.20m)

Bedroom Three 15' 7" x 9' 0" (4.75m x 2.75m)

Bathroom 7' 11" x 7' 6" (2.41m x 2.28m)

Garden Shed 7' 7" x 9' 3" (2.30m x 2.82m)





Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit onto Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right onto Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the second exit. Take the second left onto Spicers Hill where the property will be on the left hand side.

Distances

Motorway: 2.9 miles
Southampton Airport: 10.1 miles
Southampton City Centre: 6.0 miles
New Forest Park Boundary: 0.9 miles

Train Stations

Ashurst:	2.2 miles
Totton:	2.2 miles

Information

Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold

School Catchments

Infant:	Eling
Junior:	Foxhills
Senior:	Hounsdown

Energy Performance

5/13/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 9	Energy rating D
Valid until 8 March 2027	Certificate number

Property type
Semi-detached house

Total floor area
95 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)





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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

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