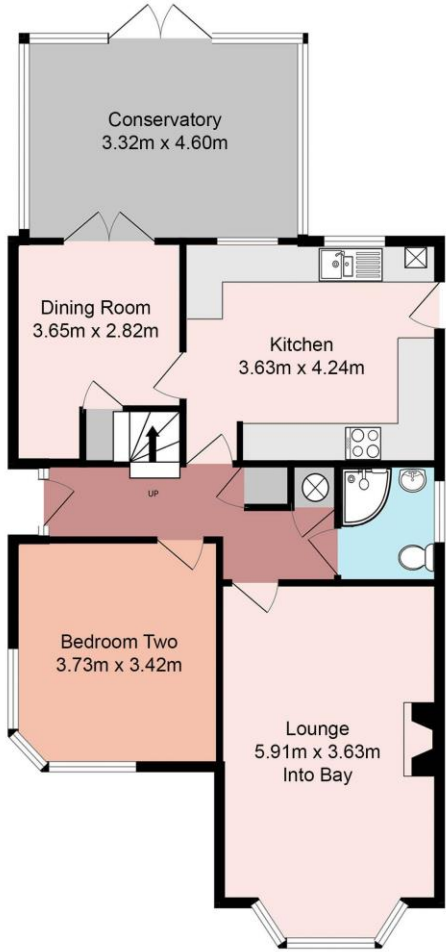


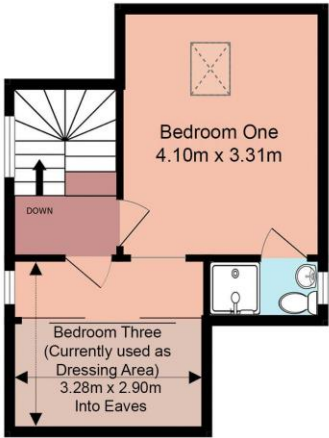


24, Hammonds Way, Totton, SO40 3HF
£475,000

brantons



Ground Floor
84.4 sq.m. approx.



1st Floor
30.3 sq.m. approx.



Accommodation	
Lounge	19' 5" x 11' 11" (5.91m x 3.63m) Into Bay
Bedroom Two	12' 3" x 11' 3" (3.73m x 3.42m)
Shower Room	6' 4" x 5' 6" (1.94m x 1.68m)
Kitchen	11' 11" x 13' 11" (3.63m x 4.24m)
Dining Room	12' 0" x 9' 3" (3.65m x 2.82m)
Conservatory	10' 11" x 15' 1" (3.32m x 4.60m)
Bedroom One	13' 5" x 10' 10" (4.10m x 3.31m)
En-suite	3' 5" x 6' 4" (1.04m x 1.92m)
Dressing Room/ Potential Bedroom Three	10' 9" x 9' 6" (3.28m x 2.90m) Into Eaves

Property
An exciting opportunity arises to purchase this extended detached chalet bungalow situated in a highly desirable residential road within Totton. The ground floor accommodation is comprised of an entrance hallway which leads to; a sizable lounge, modern kitchen, dining room, spacious conservatory, double bedroom, and a shower room. The first floor consists of two further bedrooms with the master benefiting from the luxury use of an en-suite shower room. The current owner has created a new access from the master into bedroom three which is currently being used as a dressing room. This could be easily converted back to the use of a bedroom should any potential purchaser wish to do so. Additional features include driveway parking for several vehicles, large detached garage, and a private rear garden with lawn and patio seating area. Brantons are sure that because of the location and versatile accommodation on offer, an early internal inspection will be essential to avoid any later disappointment.

Features	
▪ Charming Detached Bungalow	▪ Large UPVC Conservatory
▪ Two/Three Bedrooms	▪ Shower Room & En-suite to Master
▪ Lounge With Bay Window & Feature Fireplace	▪ Driveway Parking
▪ Contemporary Kitchen	▪ Private Rear Garden With Lawn & Patio Areas
▪ Dining Room With French Doors	▪ Highly Sought After Residential Area

Information	
Local Authority: New Forest District Council	
Council Tax Band: D	
Tenure Type: Freehold	
School Catchments	Infant: Lydlynch
	Junior: Abbotswood
	Senior: Testwood

Distances	
Motorway: 1.7 miles	
Southampton Airport: 9.0 miles	
Southampton City Centre: 4.9 miles	
New Forest Park Boundary: 1.7 miles	
Train Stations	Ashurst: 4.3 miles
	Totton: 1.1 miles

Directions
1) From our office head northwest on Salisbury Road. 2) Take the fourth left onto Hammonds Lane. 3) Take the first right onto Hammonds Way.

Energy Performance
<div>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</div> <div><div><div><div><div><div></div><div></div></div></div><div><div><div></div><div></div></div></div><div><div><div></div><div></div></div></div><div><div><div></div><div></div></div></div><div><div><div></div></div></div></div></div><div><div>Totton SOUTHAMPTON</div><div>Energy rating</div></div><div><div>Valid until</div><div>Certificate number</div></div></div> <div>Property type</div> <div>Total floor area</div> <div>Rules on letting this property</div> <div>Properties can be rented if they have an energy rating from A to E.</div> <div>If the property is not EPC A-G, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required energy efficiency standards (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).</div> <div>Energy efficiency rating for this property</div> <div>See how to improve this property's energy performance.</div> <div>https://find-energy-certificate.digital.communities.gov.uk/energy-certificate</div>

