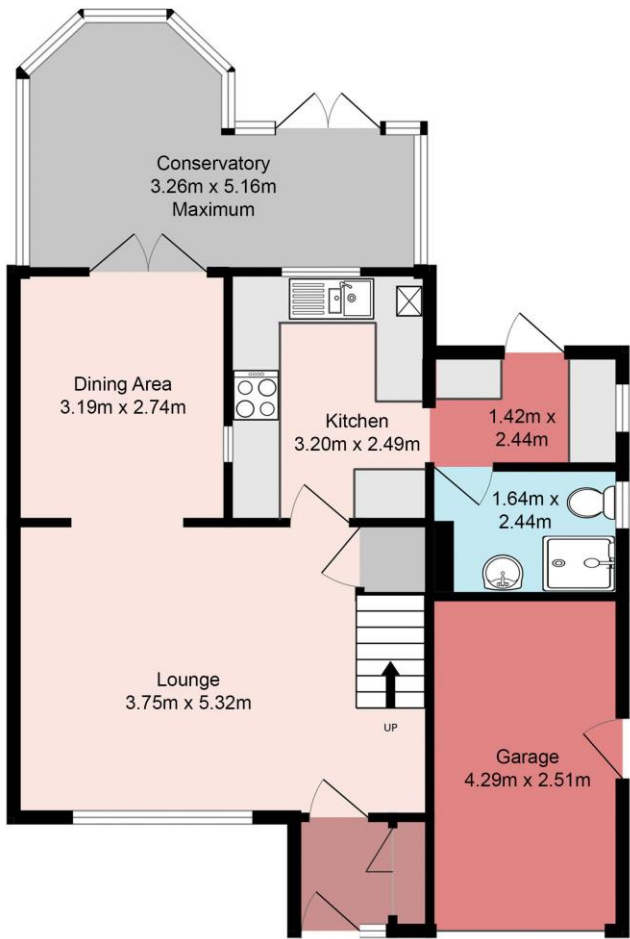


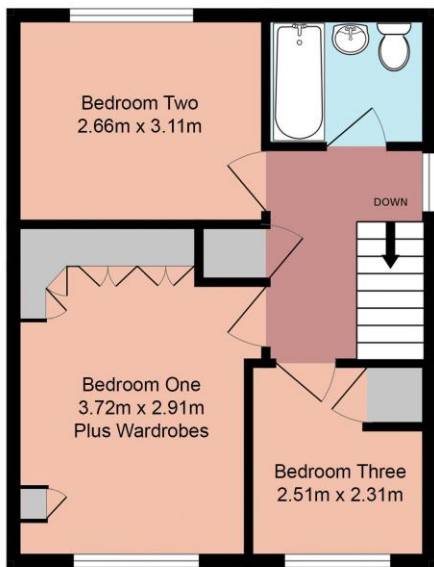


15, Redwood Gardens, Totton, SO40 8SY
£395,000

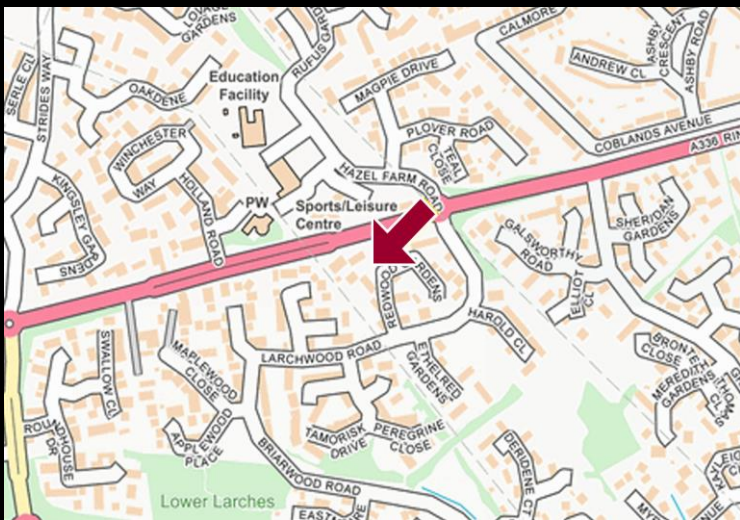
brantons



Ground Floor



1st Floor



Accommodation	
Lounge	12' 4" x 17' 5" (3.75m x 5.32m)
Dining Area	10' 6" x 9' 0" (3.19m x 2.74m)
Conservatory	10' 8" x 16' 11" (3.26m x 5.16m) Maximum
Kitchen	10' 6" x 8' 2" (3.20m x 2.49m)
Utility Room	4' 8" x 8' 0" (1.42m x 2.44m)
Shower Room	5' 5" x 8' 0" (1.64m x 2.44m)
Garage	14' 1" x 8' 3" (4.29m x 2.51m)
Bedroom One	12' 2" x 9' 7" (3.72m x 2.91m) Plus Wardrobes
Bedroom Two	8' 9" x 10' 2" (2.66m x 3.11m)
Bedroom Three	8' 3" x 7' 7" (2.51m x 2.31m)
Bathroom	5' 6" x 6' 10" (1.67m x 2.08m)

Property

Brantons Independent Estate Agents are proud to present to the market this spacious link detached family home situated in a desirable cul-de-sac within the highly regarded residential area of West Totton. The ground floor layout is comprised of an entrance porch leading to; a lounge, open-plan dining area with French doors, modern kitchen, utility room with glazed external door, and a shower room. The first floor accommodation consists of three bedrooms with the master benefiting from the use of built in wardrobes and from the landing there is also a family sized bathroom.

Additional features of the property include an ample amount of recently relaid driveway parking that leads to a garage and at the rear is a beautifully presented and private garden that is laid to lawn with patio and block paved seating areas and a timber summer house. The property is neutrally decorated throughout which gives a 'light and airy' feel and in our opinion the property is immaculately presented thus allowing any potential purchaser the ability to move straight in. No forward chain is offered and Brantons are sure that an early internal inspection is essential to fully appreciate the location and accommodation on offer.

Features	
<ul style="list-style-type: none">*NO FORWARD CHAIN*Link Detached Family HomeSpacious LoungeOpen Plan Dining Area With French DoorsSizable Conservatory	<ul style="list-style-type: none">Modern Kitchen & Useful Utility SpaceDownstairs Shower RoomFamily BathroomDriveway Parking Leading to GarageHighly Sought After Cul-de-sac Location

Information	
Local Authority: New Forest District Council	
Council Tax Band: D	
Tenure Type: Freehold	
School Catchments	Infant: Hazel Wood
	Junior: Foxhills
	Senior: Hounsdown

Distances	
Motorway: 2.2 miles	
Southampton Airport: 10.9 miles	
Southampton City Centre: 5.4 miles	
New Forest Park Boundary: 0.7 miles	
Train Stations	Ashurst: 2.9 miles
	Totton: 1.6 miles

Directions

1) From our office head east on Salisbury Road/A36. 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn left onto Larchwood Road. 5) Take the first right into Redwood Gardens.

Energy Performance

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

Energy performance certificate (EPC)

Totton
SOUTHAMPTON

Energy rating

Valid until

Certificate number

Property type

Total floor area

Rules on letting this property

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

If the property is not an EPC, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standard \(EPC\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard).

Energy efficiency rating for this property

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

