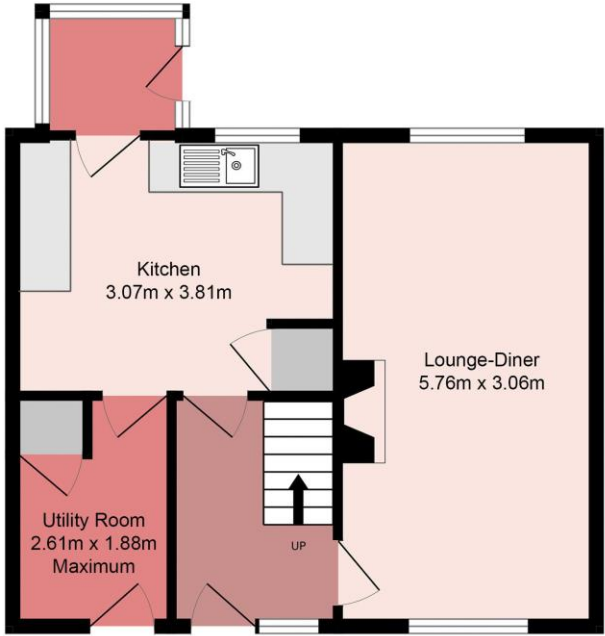




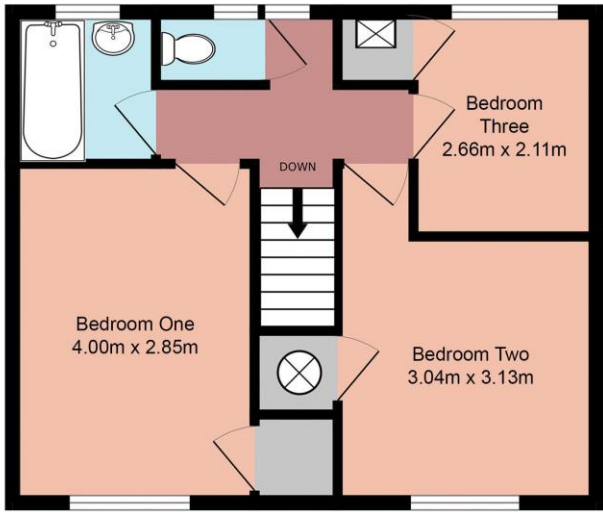
46, Valley Road, Totton, SO40 9FN  
£299,950

**brantons**

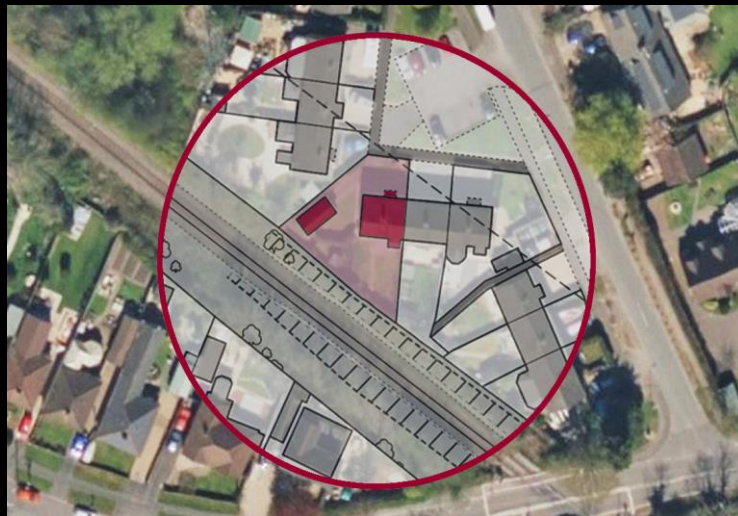




Ground Floor  
41.8 sq.m. approx.



1st Floor  
40.0 sq.m. approx.





Accommodation	
Lounge-Diner	18' 11" x 10' 0" (5.76m x 3.06m)
Kitchen	10' 1" x 12' 6" (3.07m x 3.81m)
Utility Room	8' 7" x 6' 2" (2.61m x 1.88m) Maximum
Rear Porch	4' 9" x 5' 5" (1.44m x 1.64m)
Bedroom One	13' 1" x 9' 4" (4.00m x 2.85m)
Bedroom Two	10' 0" x 10' 3" (3.04m x 3.13m)
Bedroom Three	8' 9" x 6' 11" (2.66m x 2.11m)
Bathroom	5' 11" x 5' 7" (1.80m x 1.70m)
W.C	2' 6" x 4' 2" (0.76m x 1.26m)
Garage	18' 4" x 9' 4" (5.60m x 2.84m)

**Property**

Brantons Independent Estate Agents are pleased to offer for sale with no forward chain this end of terrace family home situated within the ever popular residential area of Hounslow. The ground floor begins with an entrance hall which in turn leads to a spacious lounge-diner with feature fireplace. There is a kitchen, and access into a useful utility room with glazed external door. The first floor is comprised of three bedrooms with bedrooms one and two both benefiting from the use of built in wardrobes and from the landing is a family bathroom with separate W.C. To the rear of the property is the garden which occupies an enviable fan shaped plot and is mainly laid to lawn with patio seating area.. The front of the property provides driveway parking which leads to a larger than average garage. This property is set in the preferred school catchment zones and as a result of this, strong interest is expected therefore an early viewing comes highly recommended.

Features	
<ul style="list-style-type: none"><li>*NO FORWARD CHAIN*</li><li>End of Terrace Family Home</li><li>Three Bedrooms</li><li>Spacious Lounge-Diner with Feature Fireplace</li><li>Sizable Kitchen</li></ul>	<ul style="list-style-type: none"><li>Utility Room with Glazed External Door</li><li>Bathroom &amp; Separate W.C</li><li>Driveway Parking leading to Large Garage</li><li>Large Garden Occupying Fan Shaped Plot</li><li>Preferred School Catchments</li></ul>

Information	
Local Authority: New Forest District Council	
Council Tax Band: B	
Tenure Type: Freehold	
School Catchments	Infant: Eling
	Junior: Foxhills
	Senior: Hounslow

Distances	
Motorway: 2.1 miles	
Southampton Airport: 9.3 miles	
Southampton City Centre: 5.3 miles	
New Forest Park Boundary: 1.7 miles	
Train Stations	Ashurst: 3.1 miles
	Totton: 1.5 miles

**Directions**

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take 2nd right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn right just before the traffic lights onto Jacobs Gutter Lane. Take the third right into

**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 a rented private residential building, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(minimum EPC rating\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

**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>



