



10, Hamtun Crescent, Totton, SO40 3PA  
£525,000

**brantons**







## Property

Brantons Independent Estate Agents are delighted to offer to the market for the first time since the 1950s this charming extended, detached bungalow situated in a favourable position on an enviable plot in convenient and sought after residential road within Totton.

The accommodation consists of three double bedrooms and from the hall there is a spacious lounge, a sizable modern kitchen with dual aspect windows; and a shower room.

To the front of the property is an area of front garden lawn and a driveway which provides ample parking for several vehicles and to the side aspect is a larger than average detached garage (Approx. 17.5s/q meters) with power and lighting.

At the rear of the property is the enclosed garden which is considerably larger than the gardens of all other bungalows in the road and immediate surrounding area.

The sizable garden enjoys a sunny aspect and is mainly laid to lawn with established wraparound hedgerow, greenhouse and timber shed. No forward chain is offered and Brantons suggest booking an early viewing as properties of this nature rarely stay on the market for long.

## Features

- \*NO FORWARD CHAIN\*
- Extended Detached Bungalow on Enviaable Plot Approx. 0.20 Acre
- Three Double Bedrooms
- Spacious Lounge with Bay Window
- Contemporary Kitchen-Diner with Dual Aspect Windows
- Modern Shower Room
- Ample Driveway Parking for Several Vehicles
- Larger than Average Detached Garage (17.5 s/q m) with Power & Lighting
- Sunny Rear Garden Mainly Laid to Lawn with Established Hedge, Plants, Bushes & Shrubs
- Convenient Location on Popular Residential Road



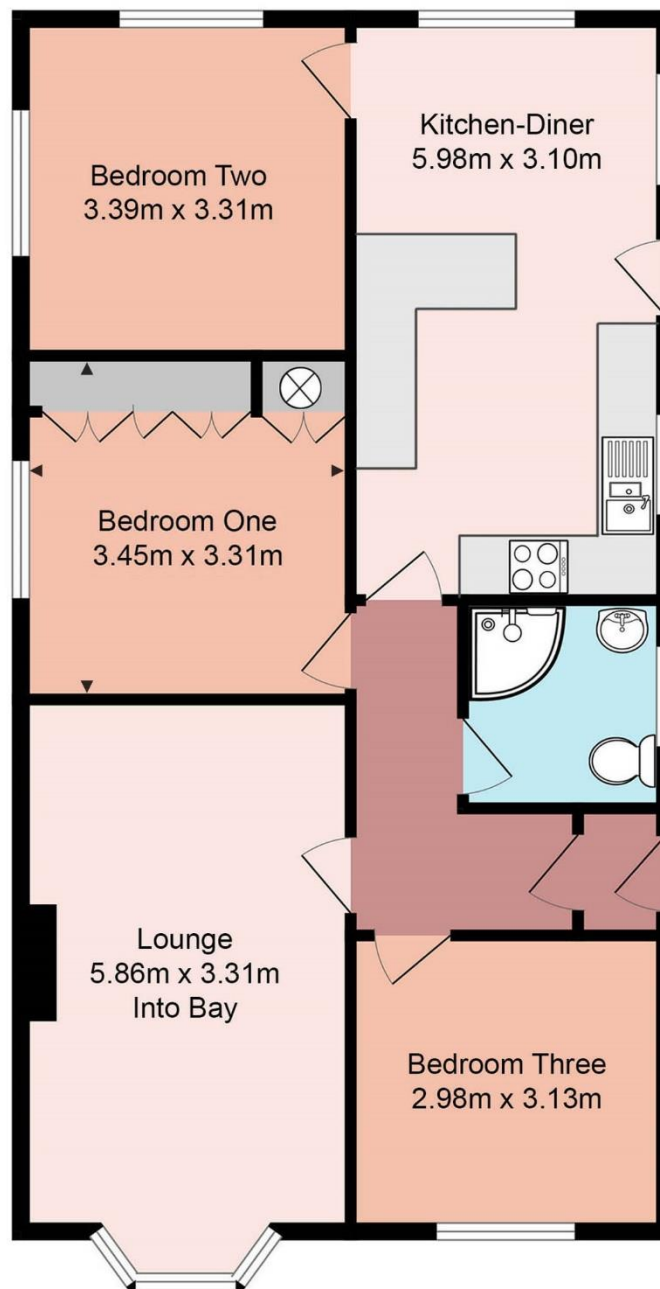
## Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks.

Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor (79.5 s/q metres approx.)  
Plus Detached Garage (17.5 s/q metres approx.)

## Accommodation

**Lounge** 19' 3" x 10' 10" (5.86m x 3.31m) Into Bay

**Kitchen** 19' 7" x 10' 2" (5.98m x 3.10m)

**Bedroom One** 11' 4" x 10' 10" (3.45m x 3.31m) Into Wardrobes

**Bedroom Two** 11' 1" x 10' 10" (3.39m x 3.31m)

**Bedroom Three** 9' 9" x 10' 3" (2.98m x 3.13m)

**Shower Room** 9' 2" x 6' 4" (2.79m x 1.94m)

**Garage** 19' 3" x 9' 10" (5.87m x 3.00m)









## Directions

1) From our office head northwest on Salisbury Road. 2) Take fifth right onto Testwood Lane. 3) Take the first left onto Greenfields Avenue. 4) Turn left into Hamtun Crescent.

## Distances

Motorway: 2.0 miles

Southampton Airport: 9.0 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 2.6 miles

Train Stations Ashurst: 4.3 miles

Totton: 1.2 miles

## Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant: Oakfield

Junior: Oakfield

Senior: Testwood

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

### 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>

EPC PENDING

