



19, Hounsdown Avenue, Totton, SO40 9EU
£450,000

brantons



Property

Bransons Independent Estate Agents are delighted to present to the market this imposing and characterful detached family home, situated in the ever popular residential area of Hounslow.

The ground floor layout begins with an entrance hallway with W.C, and leads to a lounge with bay window, a spacious and modern, open-plan kitchen diner, and a sizable family room with an abundance of natural light via two large windows and room length sky light, and there is also a glazed sliding patio door. Furthermore, to the side aspect, there is a useful utility with plenty of built-in storage and French doors, and the utility leads into a study with external door. The turning hall staircase leads to the first floor which consists of three generously proportioned bedrooms with the master benefiting from the use of built in wardrobes, and an en-suite shower room. From the landing is the fully tiled family shower/wet room. There is a further staircase leading to a loft area with Velux window.

To the front of the property is ample block paved driveway parking, and at the rear is a sizable, low maintenance garden that is largely laid to patio seating area and shingle slate aggregate. The location is set within the preferred Foxhills and Hounslow School catchments, and Bransons advise that in order to fully appreciate the location and accommodation this property has to offer, an early viewing comes highly recommended.

Features

- Detached Family Home
- Three Generous Bedrooms & Loft Area
- Lounge with Bay Window
- Spacious Open-Plan Kitchen-Diner
- Family Room With Skylight
- Useful Utility & Study
- Family Shower Room, En-suite to Master & Downstairs W.C
- Driveway Parking for Several Vehicles
- Low Maintenance Rear Garden
- Highly Sought After Area Within Preferred School Catchments

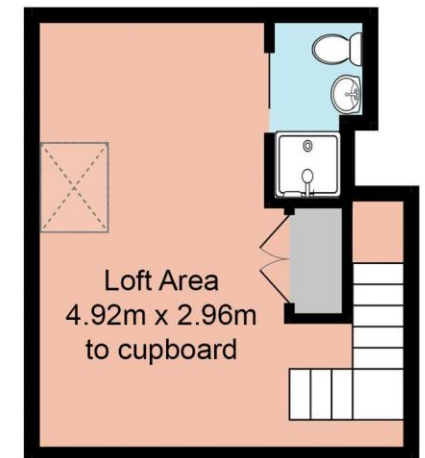
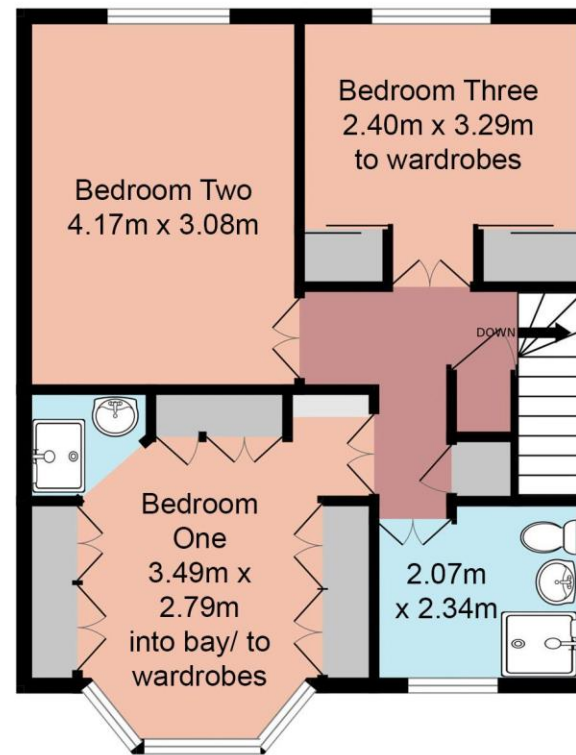
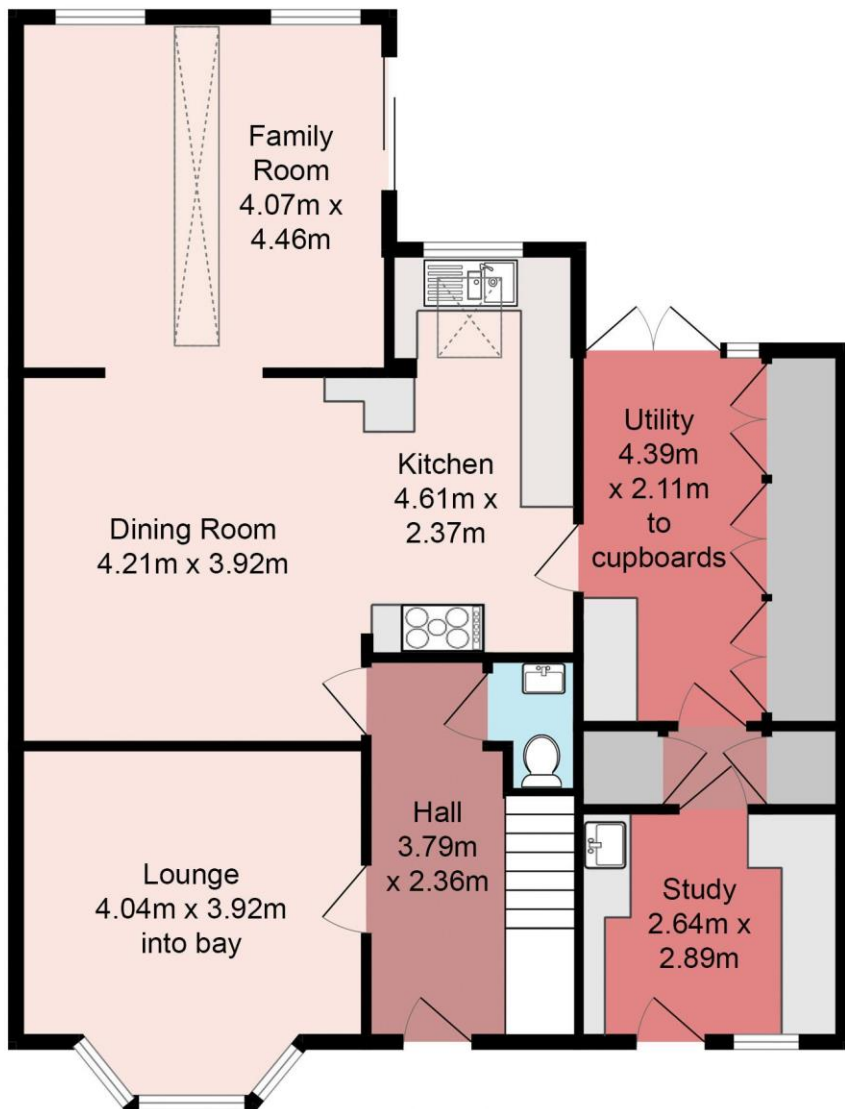


Area

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.





Accommodation

Lounge 13' 3" x 12' 10" (4.04m x 3.92m) Into Bay

Dining Room 13' 10" x 12' 10" (4.21m x 3.92m)

Kitchen 15' 1" x 7' 9" (4.61m x 2.37m)

Family Room 13' 4" x 14' 8" (4.07m x 4.46m)

Utility Room 14' 5" x 6' 11" (4.39m x 2.11m) to cupboards

Study 8' 8" x 9' 6" (2.64m x 2.89m)

Downstairs W.C 4' 2" x 2' 3" (1.27m x 0.68m)

Bedroom One 11' 5" x 9' 2" (3.49m x 2.79m) to wardrobes

Bedroom Two 13' 8" x 10' 1" (4.17m x 3.08m)

Bedroom Three 7' 10" x 10' 10" (2.40m x 3.29m)

Shower Room 6' 9" x 7' 8" (2.07m x 2.34m)

Loft Area 16' 2" x 9' 9" (4.92m x 2.96m)





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 and turn left again onto Hounsdawn Avenue.

Distances

Motorway: 2.2 miles
Southampton Airport: 9.3 miles
Southampton City Centre: 5.4 miles
New Forest Park Boundary: 1.7 miles
Train Stations
 Ashurst: 3.2 miles
 Totton: 1.6 miles

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
 Infant: Eling
 Junior: Foxhills
 Senior: Hounsdawn

Energy Performance

Energy performance certificate (EPC)

19 Hounsdawn Avenue
 Totton
 SOUTHAMPTON
 SO40 9EU

Energy rating
D

Valid until: 21 August 2035
 Certificate number: 9300-7992-0122-6527-3853

Property type: Detached house
 Total floor area: 134 square metres

Rules on letting this property

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

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 rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

