

62, Hamtun Crescent, Totton, SO40 3PA £485,000

brantons



Features

- Beautifully Presented Detached Family Home
- Three Generously Proportioned Bedrooms
- Spacious Lounge with Dual Aspect
 Windows & French Doors
- Additional Reception/ Family Room
- Open-Plan Kitchen-Diner with French Doors to Patio
- Downstairs W.C & Utility Room with External Door & Sink
- Modern Family Bathroom
- Ample Driveway Parking For Several Vehicles
- Sizable Rear Garden Laid to Lawn With Patio Seating Area
- Nicely Tucked Position Within Highly
 Sought After Residential Road





Property

Tucked nicely into the corner of one of Totton's most desirable residential roads, Brantons are delighted to offer for sale this extended, detached family home.

The ground floor layout begins with an entrance porch with storage cupboard, and access into the hall which in turn leads to; a spacious lounge with dual aspect windows and French doors, an additional reception/family room, and a modern kitchen-diner. There is also a W.C and utility room with sink and external door.

The first floor accommodation of three double bedrooms with the master benefiting from the use of built in wardrobes and luxury use of an en-suite shower room.

From the landing there is a contemporary family bathroom. The front of property provides low maintenance driveway parking which is large enough to provide for multiple vehicles.

At the rear there is an established garden that is mainly laid to lawn with patio seating. The garden benefits from a good degree of privacy and seclusion. Brantons are sure that an early internal inspection will be necessary to fully appreciate the location and impressive accommodation on offer.

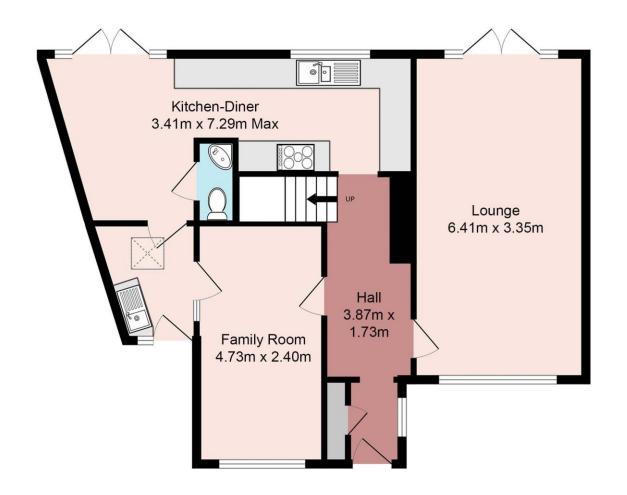


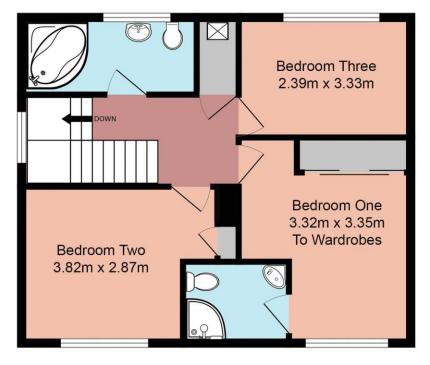


Area

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.





1st Floor 48.4 sq.m. approx.

Ground Floor 67.9 sq.m. approx.

Accommodation

Porch 5' 1" x 3' 3" (1.56m x 0.99m)

Hall 12' 8" x 5' 8" (3.87m x 1.73m)

Lounge 21' 0" x 11' 0" (6.41m x 3.35m)

Kitchen-Diner 23' 11" x 11' 2" (7.29m x 3.41m) Max

Family Room 15' 6" x 7' 10" (4.73m x 2.40m)

Utility Room 7' 9" x 6' 8" (2.36m x 2.04m) Max

Downstairs W.C 5' 4" x 2' 7" (1.63m x 0.78m)

Bedroom One 10' 11" x 11' 0" (3.32m x 3.35m) To Wardrobes

En-suite 5' 3" x 5' 0" (1.59m x 1.52m)

Bedroom Two 12' 6" x 9' 5" (3.82m x 2.87m) Max

Bedroom Three 7' 10" x 10' 11" (2.39m x 3.33m)

Bathroom 4' 9" x 10' 1" (1.45m x 3.07m)











Directions

1) From our office head northwest on Salisbury Road. 2) Take fifth right onto Testwood Lane. 3) Take the second 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: E

Tenure Type: Freehold

School Catchments Infant: Oakfield

Junior: Oakfield

Senior: Testwood



WATER IX. TOTTON

Energy Performance

Energy performan	ce certificate (EF	PC)	
62, Hamtun Crescent Totton SOUTHAMPTON	Energy rating	Valid until:	22 July 2028
SO40 3PA	ע	Certificate number.	8498-6323-6660-8857-0922
Property type	Detached house		
Total floor area	119 square metres		

Rules on letting this property

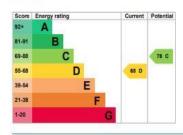
Properties can be let if they have an energy rating from A to E.

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).

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



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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.