



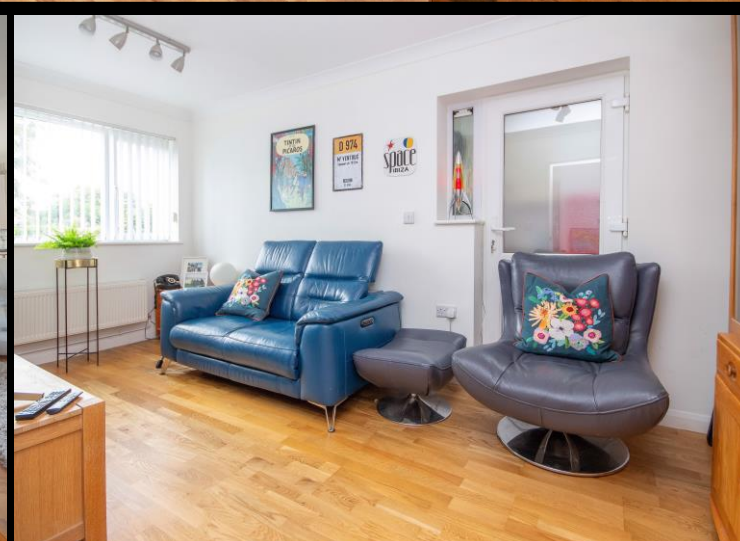
62, Hamtun Crescent, Totton, SO40 3PA  
£485,000

**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.

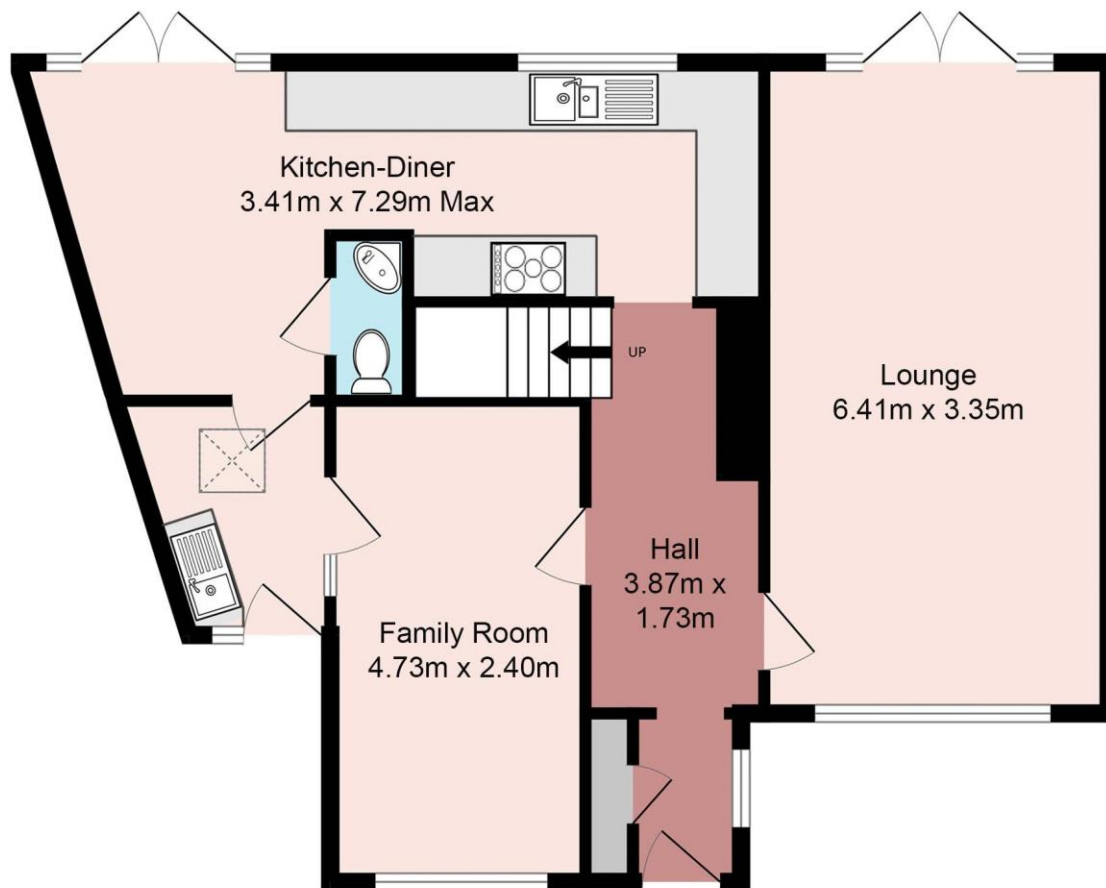


## Area

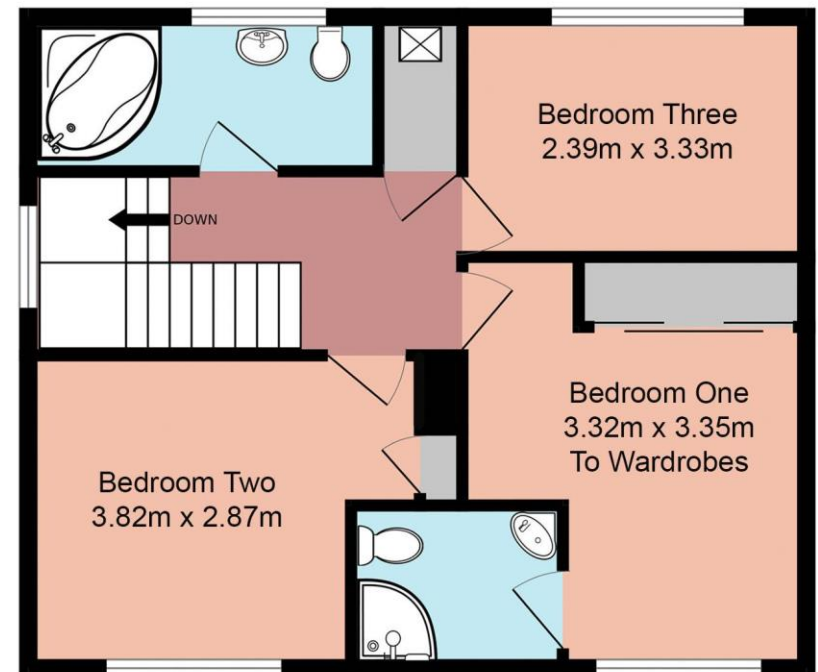
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, 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.





Ground Floor  
67.9 sq.m. approx.



1st Floor  
48.4 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

## Energy Performance

### Energy performance certificate (EPC)

62, Hamtun Crescent Totton SOUTHAMPTON SO40 3PA	Energy rating <b>D</b>	Valid until: 22 July 2028
		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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

