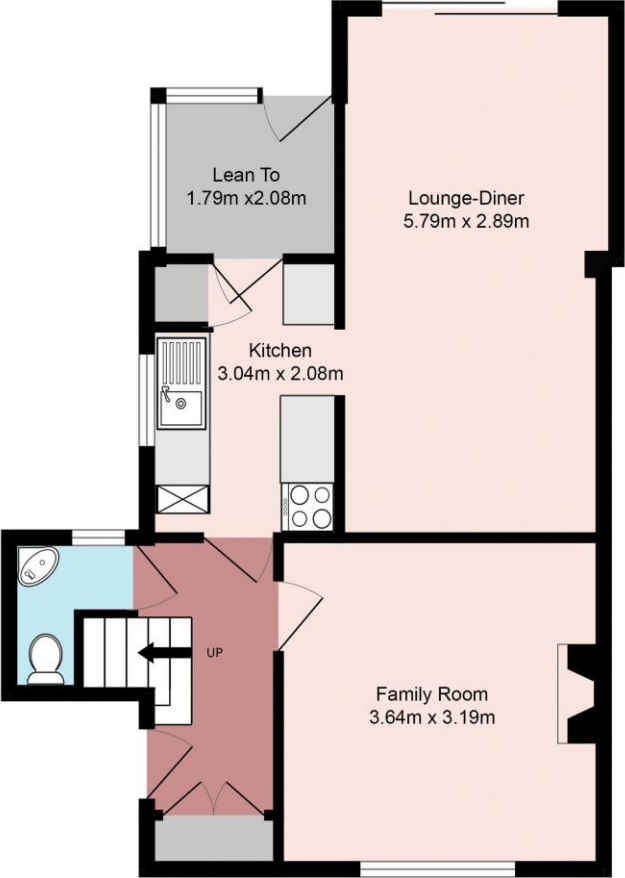


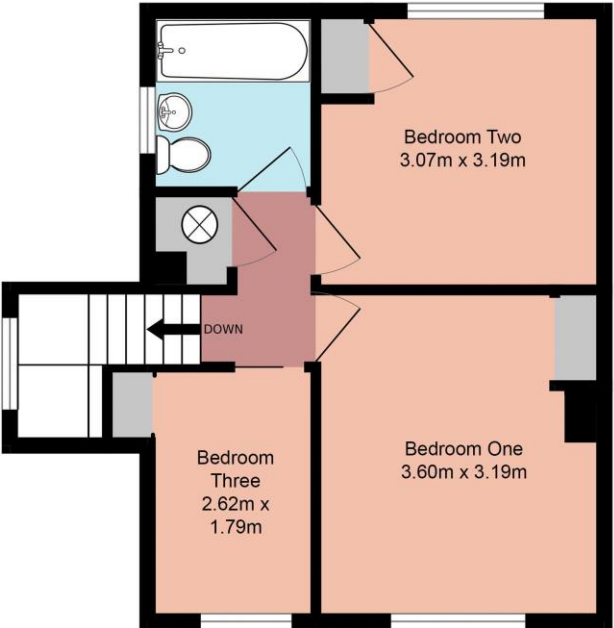


22, Longstock Crescent, Totton, SO40 8ED
£319,950

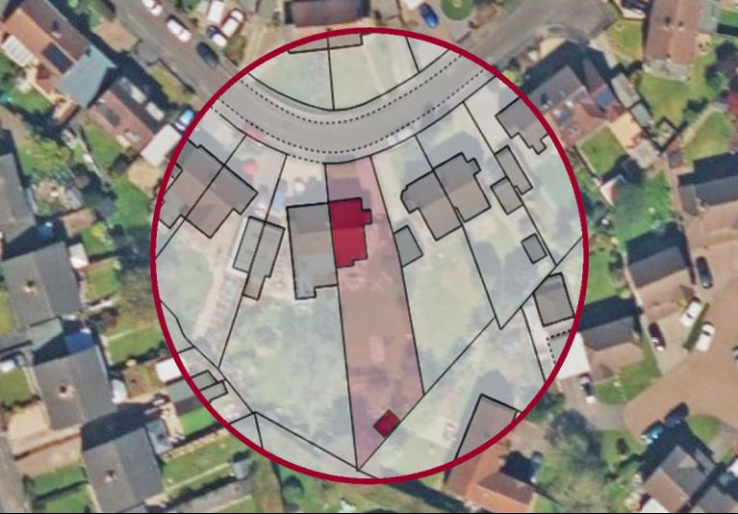
brantons



Ground Floor
47.7 sq.m. approx.



1st Floor
35.9 sq.m. approx.



Accommodation	
Hall	11' 10" x 4' 3" (3.60m x 1.30m)
Lounge-Diner	19' 0" x 9' 6" (5.79m x 2.89m)
Family Room	11' 11" x 11' 9" (3.64m x 3.59m)
Kitchen	10' 0" x 6' 10" (3.04m x 2.08m)
Lean To	5' 10" x 6' 10" (1.79m x 2.08m)
Downstairs W.C	4' 6" x 4' 7" (1.38m x 1.40m) Max
Bedroom One	11' 10" x 10' 6" (3.60m x 3.19m)
Bedroom Two	10' 1" x 10' 6" (3.07m x 3.19m)
Bedroom Three	8' 7" x 5' 10" (2.62m x 1.79m)
Bathroom	6' 7" x 5' 6" (2.00m x 1.68m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this surprisingly spacious semi-detached family home situated in a quiet residential cul-de-sac within Totton. The ground floor layout is comprised of an impressive sized lounge-diner, kitchen, family room with feature fireplace, lean to, and from the hall is a W.C.

The first floor accommodation consists of three generous bedrooms and a family sized shower room. The front of the property provides driveway parking and at the rear is a large garden which enjoys a good degree of privacy and seclusion. The garden is mainly laid to lawn with a patio seating area and features an established array of plants, bushes and shrubs. No forward chain is offered and Brantons expect immediate interest. An early viewing will be essential to avoid any later disappointment.

Features	
NO FORWARD CHAIN	Family Room with Feature Fireplace
Spacious Semi-Detached Family Home	Downstairs W.C & First Floor Family Bathroom
Three Generous Bedrooms	Driveway Parking
Lounge-Diner	Impressive Rear Garden Approaching 100 ft in Length
Kitchen with Lean To	Quite Residential Location Close To Amenities

Information	
Local Authority: New Forest District Council	
Council Tax Band: C	
Tenure Type: Freehold	
School Catchments	Infant: Lydlynch
	Junior: Abbotswood
	Senior: Testwood

Distances	
Motorway: 1.8 miles	
Southampton Airport: 11.2 miles	
Southampton City Centre: 4.9 miles	
New Forest Park Boundary: 1.0 miles	
Train Stations	Ashurst: 3.5 miles
	Totton: 1.1 miles

Directions

1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road/A336. 3) At the next roundabout continue straight across. 4) At the main junction with Calmore Road turn left into Testbourne Avenue. 5) Turn left into Longstock Crescent.

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 not a Private Residential Exemption (PRE), it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required minimum energy efficiency standards \(MERS\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<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>

