



Brokenford Avenue, Totton, SO40  
Southampton

£375,000



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 2

Hamwic Independent Estate Agents are delighted to present this fully refurbished and beautifully modernised 3-bedroom detached bungalow, ideally positioned in the heart of Totton. Finished to an exceptional standard throughout, this stylish home offers contemporary open-plan living, a luxury four-piece bathroom, landscaped rear garden, and excellent access to local amenities, transport links and town centre facilities.

- Completely Refurbished Throughout
- Three Generous Bedrooms
- Contemporary Open Plan Living
- Luxury Four Piece Bathroom
- Contemporary Kitchen with Integrated Appliances
- Feature Skylight & Bi-Fold Doors
- Landscaped Low Maintenance Garden
- Gas Central Heating
- Double Glazed Windows
- Walking Distance To Totton Station & Town Centre

### **Accommodation & Walkthrough**

Approaching the property, the frontage is open to the boundary and finished with an attractive stone-effect imprinted hardstanding, providing convenient off-road parking and a clean, modern appearance. Block walls enclose the sides, offering a neat and low-maintenance finish, while a pedestrian gate provides secure access to the rear garden. The main entrance is positioned to the side of the bungalow.

Stepping inside, the entrance hall immediately sets the tone for the high standard of presentation throughout. It features smooth ceilings with recessed LED downlights, a vertical radiator, and engineered wooden laminate flooring that continues seamlessly through to the open-plan kitchen and living space. Refitted modern oak doors lead to the bedrooms, bathroom and principal living area, creating a cohesive and contemporary feel.







All three bedrooms have been thoughtfully refurbished and are ready for immediate use. The two main bedrooms sit at the front of the property and both enjoy large double-glazed bay windows that flood the rooms with natural light. Each benefits from a smooth ceiling with fitted downlights, radiators and freshly laid carpets. Bedroom three, positioned to the side, also features a smooth ceiling, downlights, a double-glazed window, radiator and newly laid carpet.

The heart of the home is the stunning open-plan kitchen and living room, a contemporary and beautifully designed space perfect for modern family living and entertaining. The smooth ceiling with recessed downlights and the feature skylight create a bright and airy environment, further enhanced by a double-glazed window and wide bi-fold doors opening directly onto the rear garden. The kitchen is fitted with ample marble effect work surfaces, an excellent range of base and eye-level units, and a full suite of integrated appliances including a fridge/freezer, dishwasher, washing machine, 5-ring induction hob and vertical electric oven. A central island provides additional storage and space for a tumble dryer, while the refitted gas combi boiler is neatly concealed within a vertical unit. This superb room flows effortlessly out to the garden, promoting a wonderful indoor/outdoor lifestyle.

The family bathroom has been refitted to a luxurious standard, offering a smooth ceiling with downlights, an obscure double-glazed window, stylish tiled flooring and part-tiled walls. The suite includes an enclosed tiled shower, separate bath, contemporary wash basin, low level WC and a heated towel rail with attractive bronze fittings. There is also a useful vanity mirror with integrated LED lighting above the wash basin. It is a sleek, elegant and calming space.



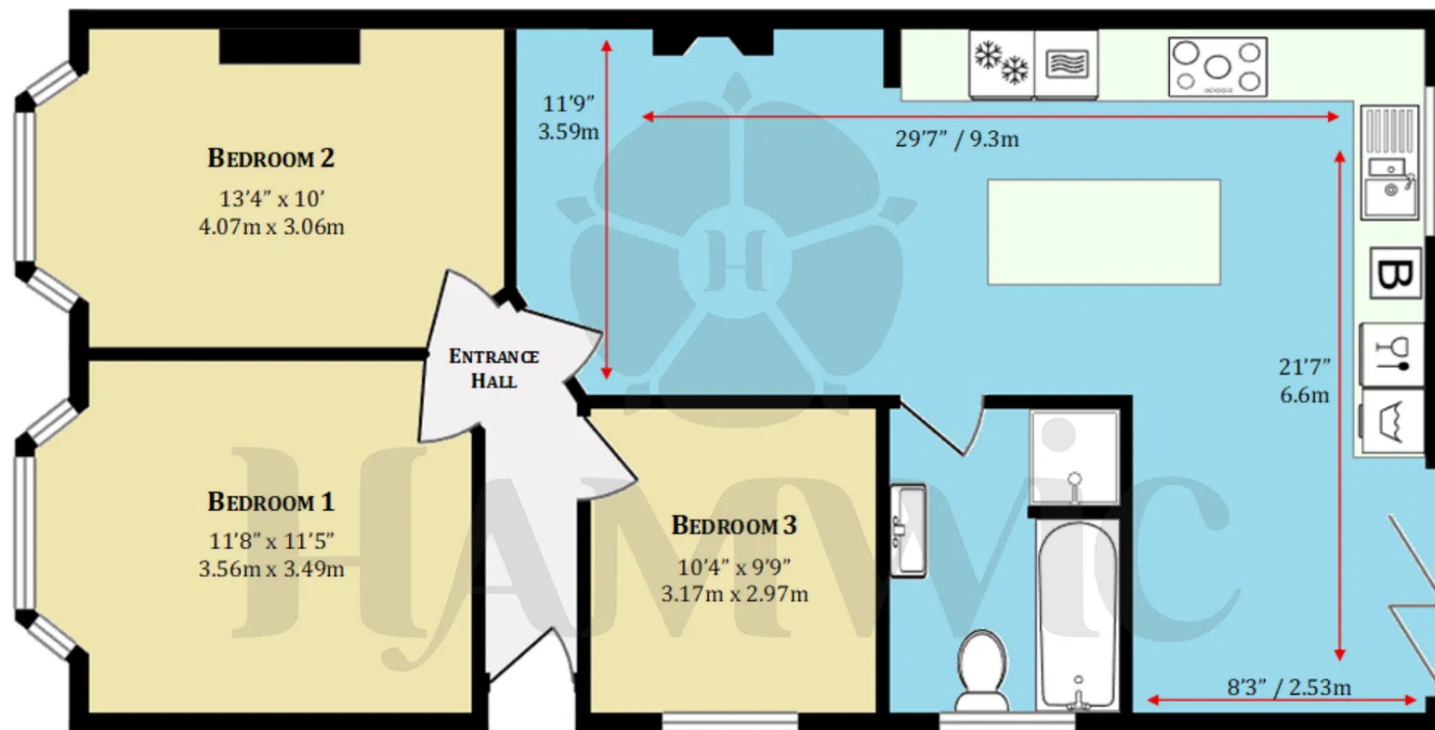
To the rear, the garden has been landscaped with ease of maintenance in mind while still providing an attractive and functional outdoor setting. A generous porcelain-tiled patio extends from the bi-fold doors, ideal for outdoor dining or relaxing. The remainder is laid to artificial turf for year-round greenery, with a gravelled pathway and matching porcelain steps leading to a useful garden storage shed. A second gravelled pathway provides side access to the front of the property, and an outside tap is also fitted.

This private and well-planned garden perfectly complements the home and offers an ideal space for entertaining or enjoying peaceful afternoons outdoors.

*Location - Situated in central Totton, Brokenford Avenue offers exceptional convenience, being within short walking distance of Totton town centre, shops, supermarkets, healthcare facilities, cafes and bus routes. Totton Train Station, giving direct access to Southampton and Bournemouth, is also close by. The property benefits from excellent road links to the M27 and city centre, making it ideal for commuters, families and downsizers seeking both comfort and convenience.*

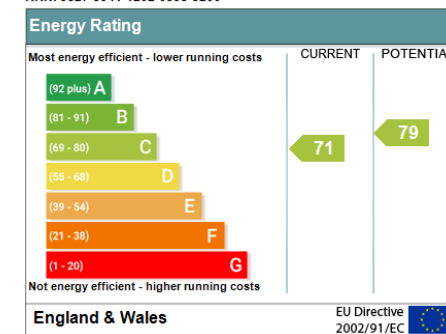
*The area is well-served by local schools, attractive parks, and riverside walks along the nearby Testwood and Eling areas, offering a perfect balance of urban accessibility and outdoor lifestyle.*

**Tenure:** Freehold / **Council Tax Band:** B



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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