



8, Mayfield Avenue, Totton, SO40 3JS
£459,950

brantons



Property

As sole agents, Brantons Independent Estate Agents are delighted to present for sale this immaculately presented detached bungalow conveniently situated in Central Totton.

The accommodation comprises a welcoming entrance hall leading to; a spacious lounge-diner with French doors, a modern refitted kitchen also with French patio doors, three good-sized double bedrooms plus a useful fourth bedroom/study (currently set up as a large walk in wardrobe), and there is also a contemporary four piece family bathroom. The front two bedrooms benefit from a pleasant bay window, aspect. To the front, there is driveway parking, while the good-sized rear garden is predominantly laid to lawn with a patio seating area, providing plenty of space for outdoor relaxation and entertaining. A fantastic additional feature is the large outbuilding within the garden, which is currently set up as a bar and provides an excellent entertaining space. This versatile building could also lend itself to use as a home office, gym, hobbies room or garden room, subject to requirements. The standard of presentation throughout is a particular highlight, with the current owners having undertaken a total refurbishment to create a stylish and move-in-ready home. The property offers versatile accommodation suitable for a range of buyers, including families, downsizers and those looking for single-level living.

Situated in a convenient Central Totton location close to shops, transport links and amenities, this impressive bungalow combines immaculate accommodation with excellent outside space and a superb entertaining area, making it a property that needs to be viewed to be fully appreciated.

Features

- Spacious, Immaculately Presented Detached Bungalow
- Four Bedrooms (Three Generous Doubles)
- Lounge-Diner With French Doors
- Modern Refitted Kitchen With French Doors
- Four Piece Family Bathroom
- Driveway Parking
- Sizable Private Rear Garden Laid to Lawn With Patio Seating
- Large Outbuilding Currently Set up as a Home Bar
- UPVC Double Glazing & Gas Central Heating
- Close Proximity To Local Schools, Amenities & Transport Links

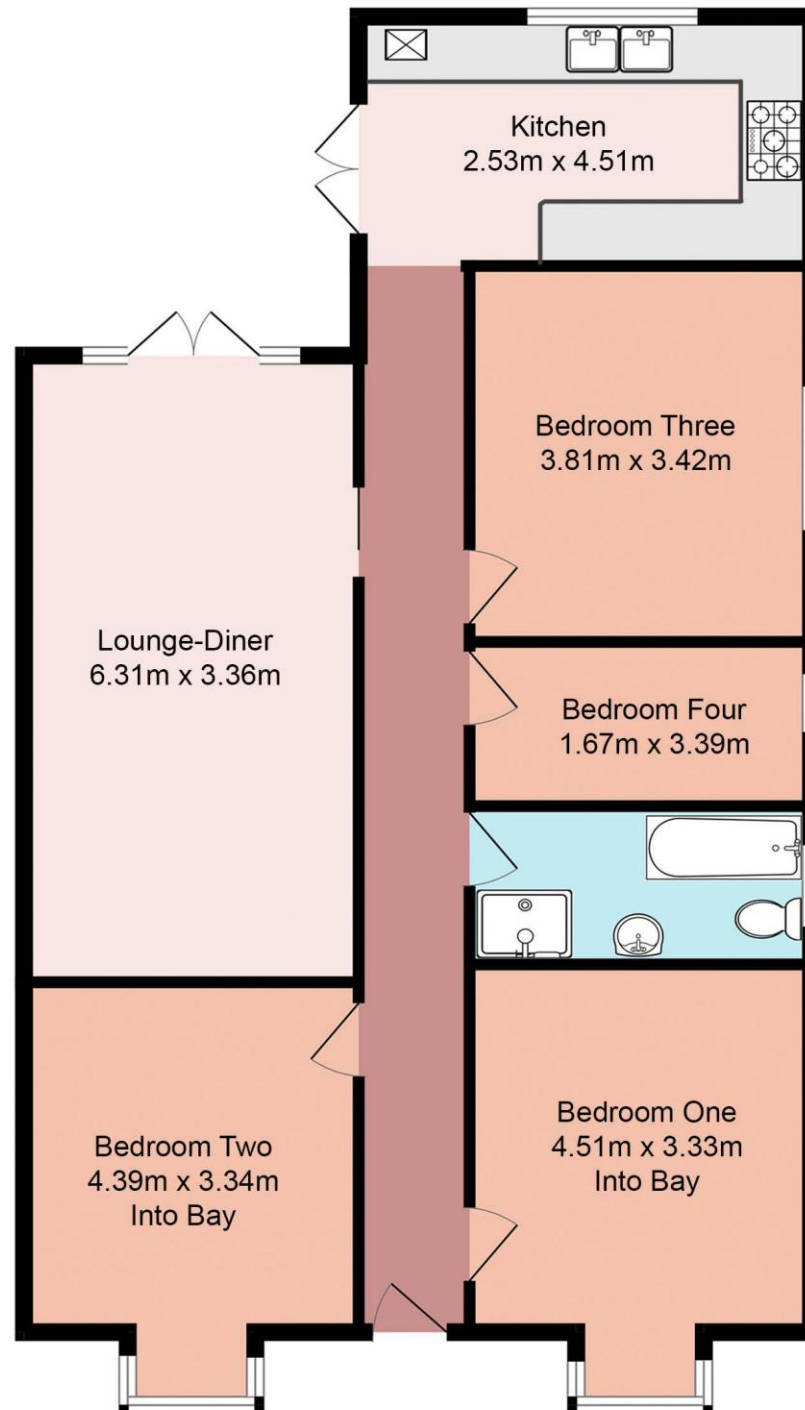


Area

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 schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Accommodation

Lounge-Diner 20' 8" x 11' 0" (6.31m x 3.36m)

Kitchen 8' 4" x 14' 10" (2.53m x 4.51m)

Bedroom One 14' 10" x 10' 11" (4.51m x 3.33m) Into Bay

Bedroom Two 14' 5" x 10' 11" (4.39m x 3.34m) Into Bay

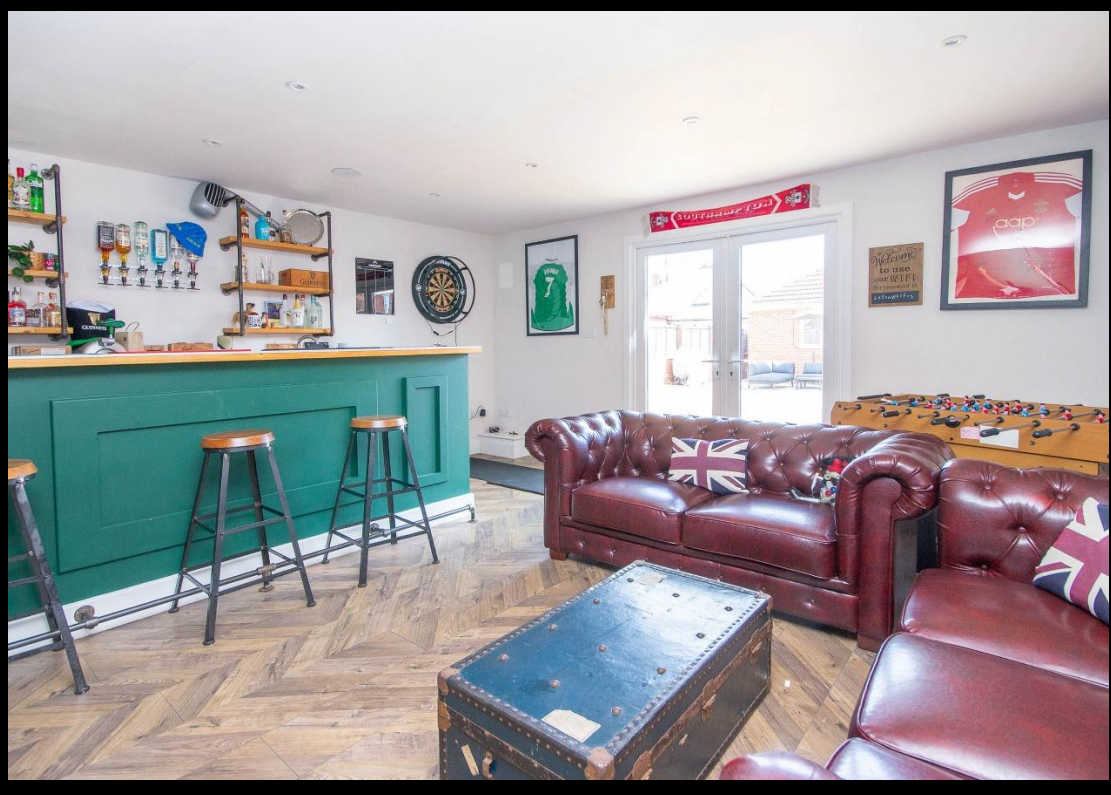
Bedroom Three 12' 6" x 11' 3" (3.81m x 3.42m)

Bedroom Four 5' 6" x 11' 1" (1.67m x 3.39m)

Bathroom 5' 3" x 11' 1" (1.60m x 3.39m)

Cabin/ Bar 15' 9" x 17' 0" (4.79m x 5.19m)





Directions

- 1) From our office head North West on Salisbury Road A/36 for approximately 0.25 miles.
- 2) Take the third left into Mayfield Avenue.
- 3) The property will be found on the right hand side.

Distances

- Motorway:** 1.2 miles
- Southampton Airport:** 8.9 miles
- Southampton City Centre:** 4.7 miles
- New Forest Park Boundary:** 4.8 miles
- Train Stations**
- Ashurst: 2.0 miles
 - Totton: 0.9 miles

Information

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

Energy Performance

Energy performance certificate (EPC)

8, Mayfield Avenue Totton SOUTHAMPTON SO40 3JS	Energy rating D	Valid until: 6 January 2029
	Certificate number: 8621-7129-6630-0203-4906	

Property type	Detached bungalow
Total floor area	94 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 B.

[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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

