

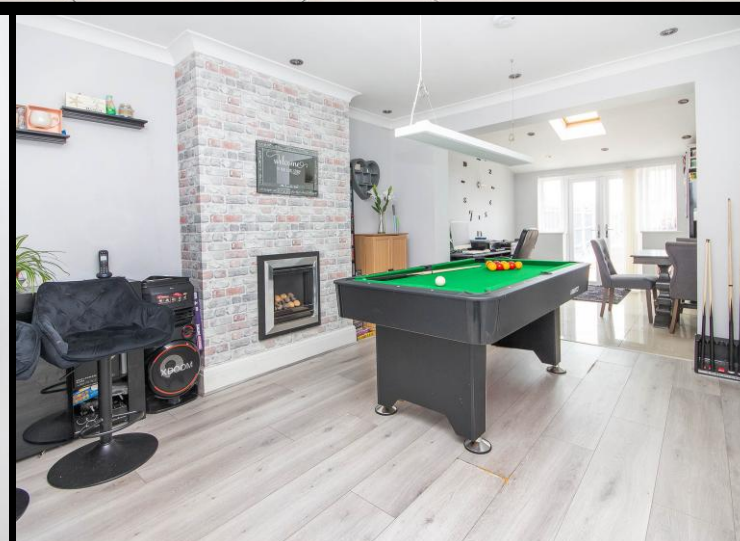


18, Salisbury Road, Totton, SO40 3PZ
£425,000

brantons

Features

- Semi-Detached Character Property
- Five Bedrooms Arranged Over Three Floors
- Lounge with Bay Window
- Open Plan Family Room
- Contemporary Kitchen-Diner with Skylights & French Doors
- Utility Room & Downstairs W.C Accessed via Hall
- Modern Family Bathroom
- Ample Driveway Parking for at Least Three Cars
- Rear Garden Measuring Approximately 95ft in Length
- Convenient Location Close To Amenities



Property

Situated in a convenient central location within central Totton, this substantial and versatile semi-detached home offers generous and flexible accommodation arranged over three floors, making it ideal for growing families or those seeking adaptable living space. The ground floor accommodation begins with an entrance hallway leading to a lounge with bay window, providing a bright and comfortable reception space. There is a separate family room which seamlessly flows through to a spacious and modern kitchen-diner, creating an excellent social hub for everyday living and entertaining. The kitchen offers ample worktop and storage space along with room for dining furniture, with doors providing access to the garden and two Velux style sky lights. A separate utility room and ground floor W.C add further practicality. Also on the ground floor is a large additional reception room or fifth bedroom, offering excellent flexibility as a guest bedroom, home office, playroom or additional living area. The first floor landing leads to three well-proportioned bedrooms, including a generously sized master bedroom, along with a modern family bathroom. The second floor provides an impressive bedroom, creating an ideal private suite, teenager's room or work-from-home space. To the front of the property is ample driveway parking for up to three cars, and at the rear is a private garden. The garden extends to approximately 95ft in length and is mainly laid to lawn with patio seating areas, and a large timber storage shed.

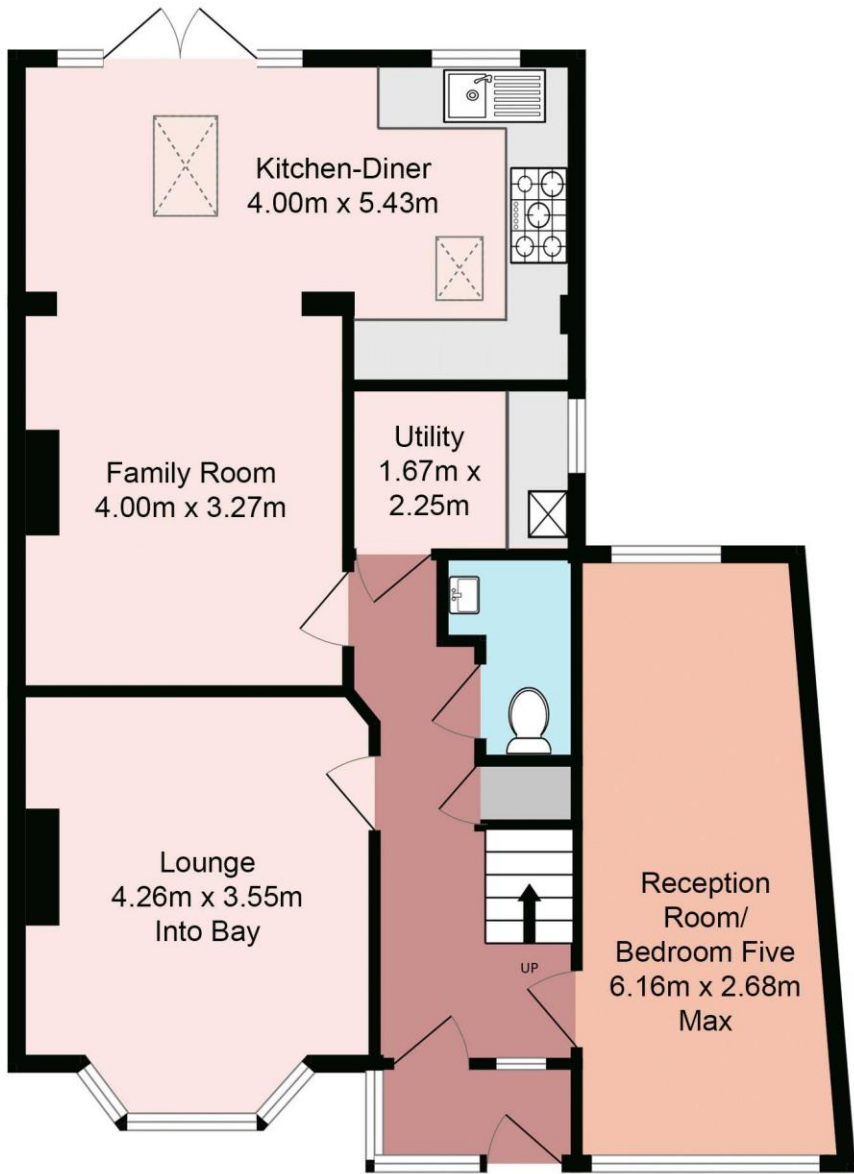
Overall the property offers well balanced and adaptable accommodation with multiple reception areas and up to five bedrooms. The location is positioned within easy short level walking distance of Totton town centre, local amenities, transport links and schools. An internal viewing is highly recommended to fully appreciate the space, flexibility and convenient central location this home has to offer.



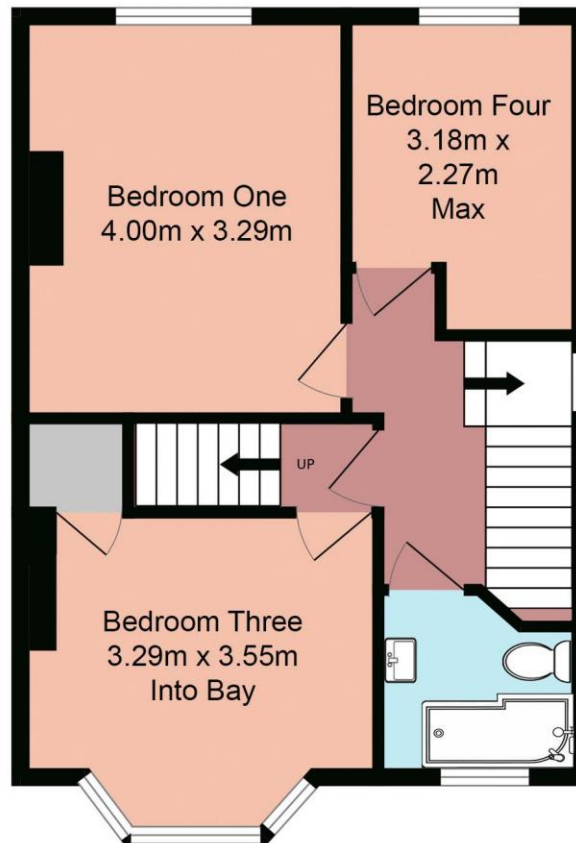
Area

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

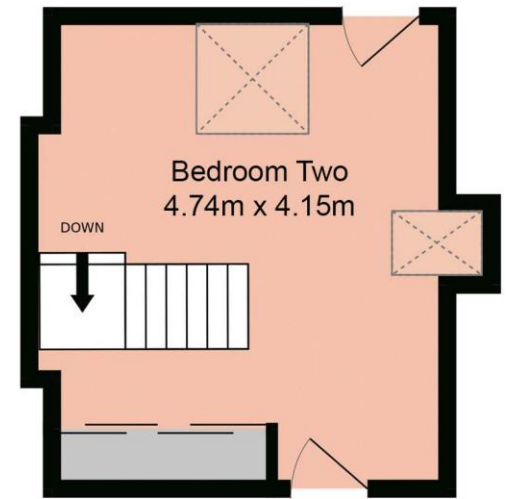




Ground Floor



1st Floor



2nd Floor

Accommodation

Lounge 14' 0" x 11' 8" (4.26m x 3.55m) Into Bay

Bedroom Two 15' 7" x 13' 7" (4.74m x 4.15m)

Family Room 13' 1" x 10' 9" (4.00m x 3.27m)

Kitchen-Diner 13' 1" x 17' 10" (4.00m x 5.43m) Max

Downstairs W.C 6' 9" x 3' 10" (2.05m x 1.18m) Max

Utility Room 5' 6" x 7' 5" (1.67m x 2.25m)

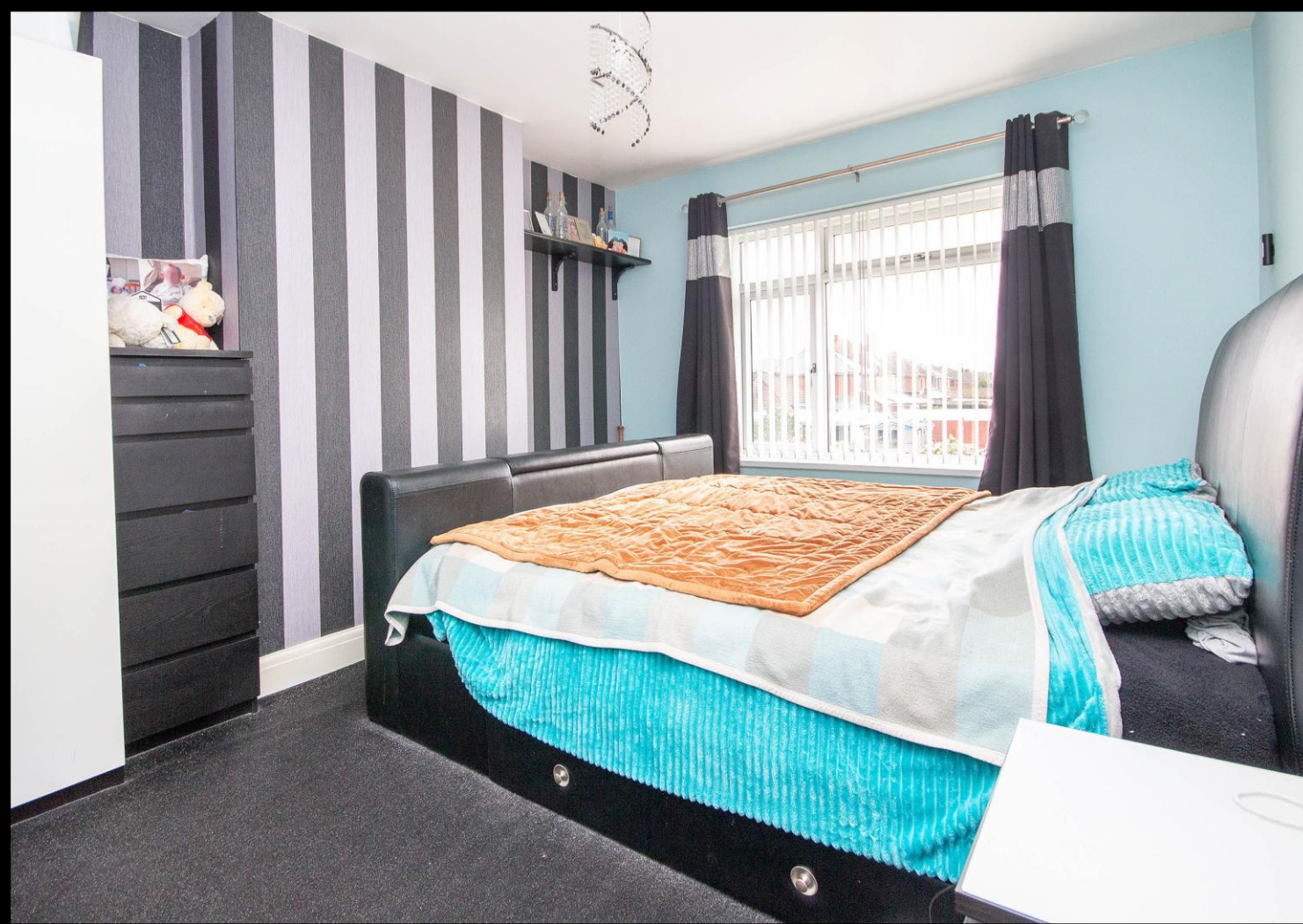
Reception Room/ Bedroom Five 20' 3" x 8' 10" (6.16m x 2.68m) Max

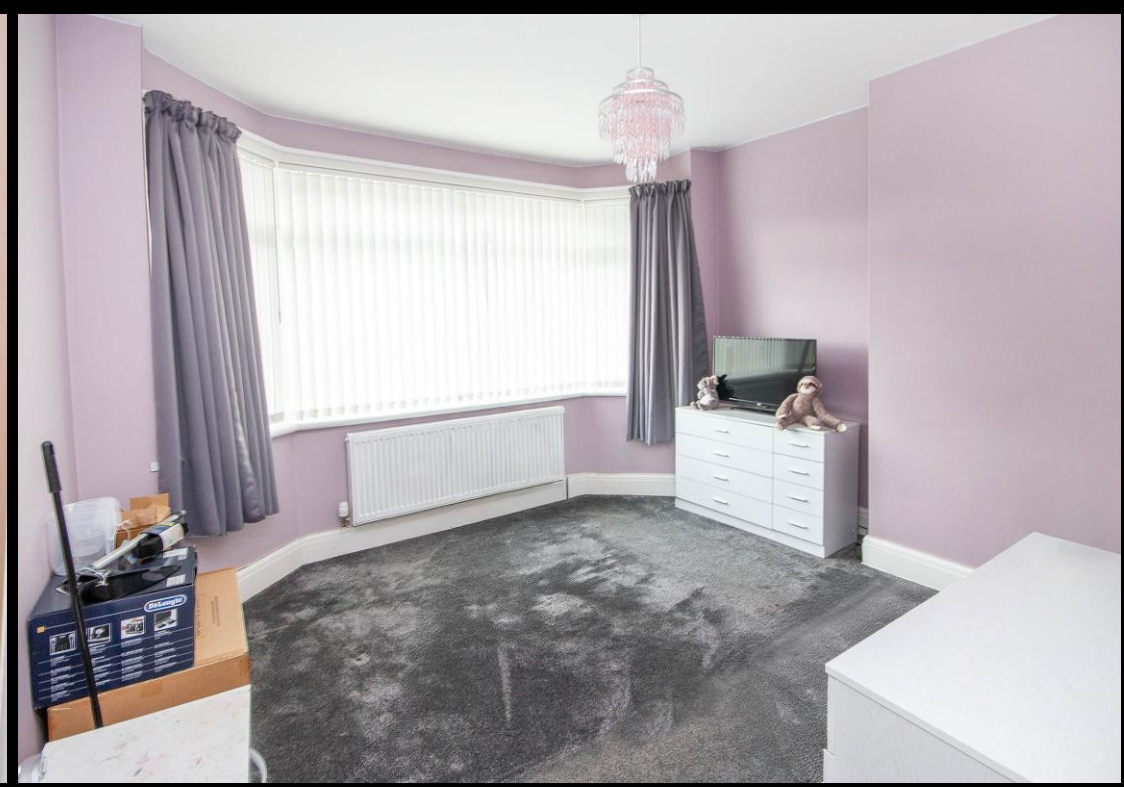
Bedroom One 13' 1" x 10' 10" (4.00m x 3.29m)

Bedroom Three 10' 10" x 11' 8" (3.29m x 3.55m) Into Bay

Bedroom Four 10' 5" x 7' 5" (3.18m x 2.27m) Max

Bathroom 6' 5" x 6' 2" (1.96m x 1.89m) Max





Directions

1) From our office head west on Water Lane. 2) Take the first right in to Westfield Road. 3) The property will be found on the left hand side.

Distances

Motorway: 1.1 miles
Southampton Airport: 8.3 miles
Southampton City Centre: 4.4 miles
New Forest Park Boundary: 1.8 miles
Train Stations
Ashurst: 3.5 miles
Totton: 0.5 miles

Information

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

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 F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](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.](#)

EPC PENDING

