



20 Alder Hill Drive | £320,000
Totton, Southampton, SO40 8JB





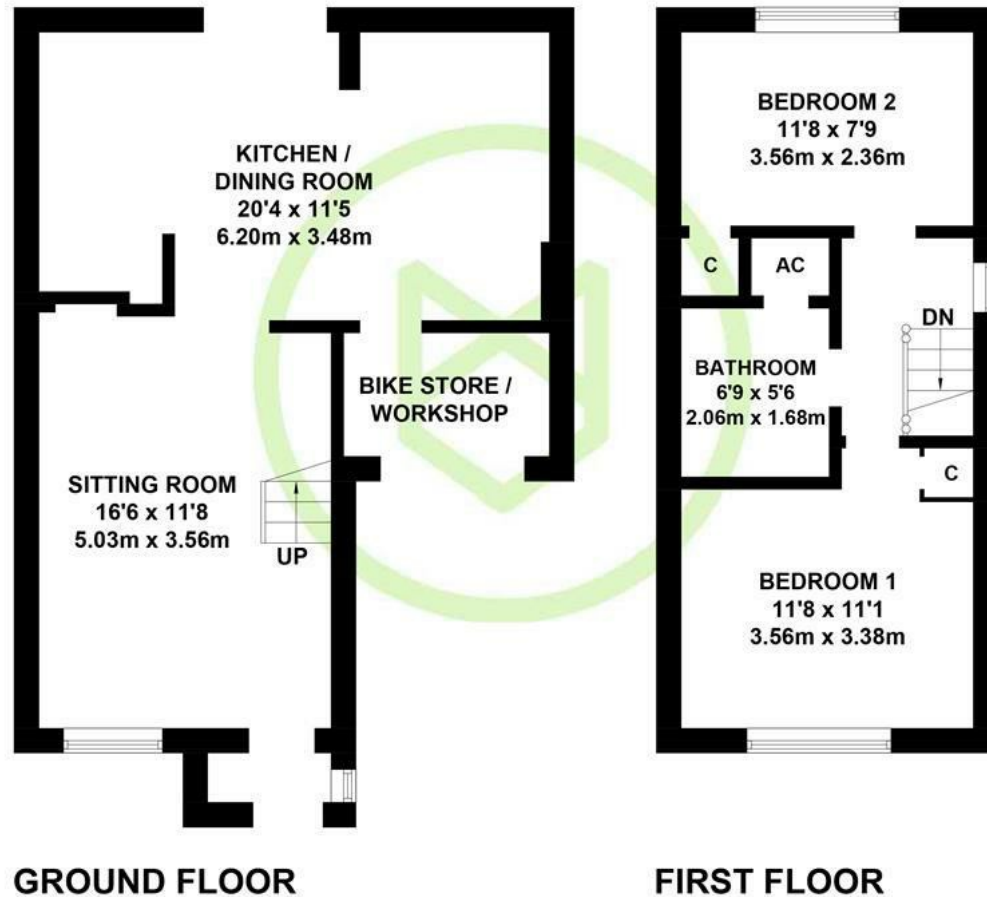
20 Alder Hill Drive
Totton, Southampton, SO40 8JB

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

This attractive semi detached home has been tastefully upgraded and reconfigured by the current owners offering an immaculate property with a spacious and open plan feel to the ground floor. Two double bedrooms on the first floor are served by the fully tiled and luxury shower room complemented by the impressive open plan kitchen and dining area which flows in to the light and airy sitting room. Outside, the enclosed and private rear garden is landscaped with a patio seating area overlooking the neatly edged lawn. The front section of the part converted garage provides a useful storage with off road parking available in the driveway.



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 484 SQ FT / 45.0 SQ M
FIRST FLOOR = 323 SQ FT / 30.0 SQ M
TOTAL = 807 SQ FT / 75.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1300358)

Features

- An immaculate semi-detached home
- Tastefully upgraded and reconfigured by the current owners
- Two double bedrooms and a luxury shower room
- Light and airy sitting room
- Spacious and impressive open plan kitchen and dining area
- Private and enclosed rear garden with patio seating area
- Ample off road parking
- Part converted garage offering useful storage space
- No onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential B

20, Alder Hill Drive, Totton, Southampton, SO40 8JB

Ground Floor

The part glazed front door opens into a porch with hanging space for coats and shoes. A secure inner door leads to the light and airy sitting room with tasteful neutral decor which extends throughout this lovely home flowing in to the spacious open plan kitchen and dining area. Having been created from converting the rear of the garage this impressive space overlooks the rear garden with French doors to the patio seating area. The stylish kitchen offers a range of shaker style wall and base units with marble effect worksurfaces and tiled splash backs. Integrated appliances include a single oven, four burner induction hob, Elica extractor hood, dishwasher and a space for a freestanding fridge freezer. The dining area also boasts a range of fitted units providing additional storage. Access is available to the remaining section of garage.

First Floor

The first floor landing allows access to the loft space via a hatch and pull down ladder. The two double bedrooms both benefit from built in storage and are served by the fully tiled and luxury shower room with a large dual head shower, vanity unit with mounted wash basin, wc and heated towel rail. The shelved airing cupboard houses the gas fired boiler.

Parking

Off road parking is available on the neatly edged driveway extending to the part converted garage.

Outside

The landscaped and private rear garden enjoys a pleasant leafy back drop and features a large patio seating area with a pathway to a timber garden shed. The central lawn is flanked by well stocked borders brimming with a colourful variety of shrubs, plants and small trees

Location

Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Hazel Wood Infant School & Abbotswood Junior School

Secondary School

Hounslowdown Academy

Council Tax

Band C - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

