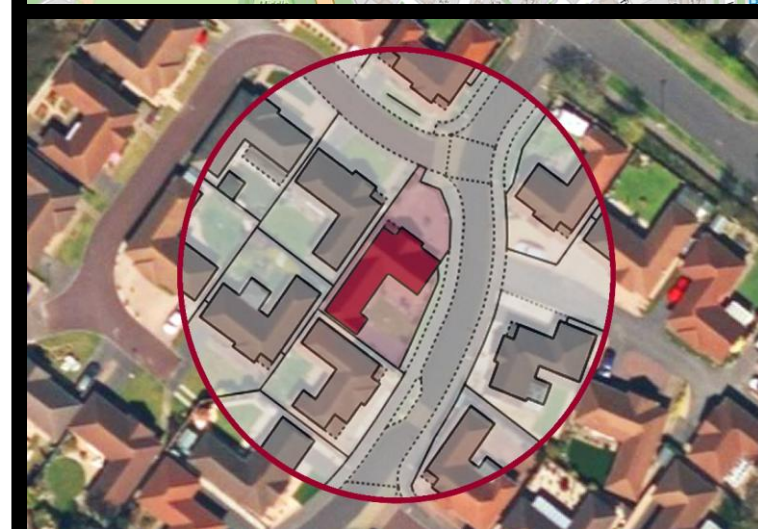
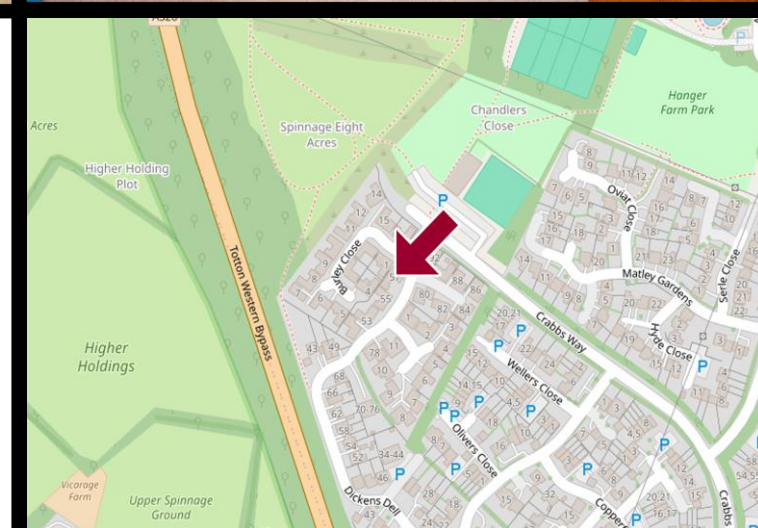




57, Dickens Dell, Totton, SO40 8FJ  
£450,000

**brantons**



## Accommodation

**Lounge-Diner** - 17' 10" x 11' 11" (5.44m x 3.64m)

**Kitchen** - 8' 6" x 11' 4" (2.60m x 3.45m)

**Bedroom One** - 9' 10" x 13' 0" (3.00m x 3.95m)

**En-suite** - 5' 8" x 7' 9" (1.72m x 2.37m)

**Bedroom Two** - 8' 1" x 9' 10" (2.46m x 3.00m)

**Bedroom Three** - 7' 11" x 8' 10" (2.41m x 2.69m)

**Bathroom** - 5' 10" x 6' 9" (1.78m x 2.05m)

**Garage** - 8' 11" x 19' 3" (2.71m x 5.87m)

## Property

Brantons Independent Estate Agents are delighted to present for sale this well-proportioned detached bungalow, occupying a sought-after position within the ever-popular residential area of West Totton. The accommodation has been thoughtfully arranged to provide comfortable single-storey living and comprises an inviting entrance hall, a spacious lounge-diner measuring over 17ft in length with sliding doors, and a fitted kitchen offering a practical range of wall and base units with space for appliances. There are three bedrooms, including a generous master bedroom benefiting from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Further features of this attractive home include gas central heating, double glazing, and ample built-in storage. Externally, the property benefits from a garage with electric remote operated door, off road parking, and gardens offering excellent potential for keen gardeners or those looking to create an enjoyable outdoor entertaining space. Situated in the highly sought after residential area of West Totton, the property enjoys convenient access to a range of local shops, supermarkets, pharmacy, and transport links. No forward chain is offered and an internal viewing is highly recommended to fully appreciate the space, versatility, and excellent location this detached bungalow has to offer.

## Features

- \*NO FORWARD CHAIN\*
- Charming Detached Bungalow
- Three Good Sized Bedrooms
- Spacious Lounge-Diner
- Fitted Kitchen
- Family Bathroom & Large En-suite Shower Room
- Off Road Parking
- Garage with Electronic Remote Operated Door
- Private Courtyard Style Rear Garden
- Highly Sought After Residential Area

## Information

**Local Authority:**

**Council Tax Band:** D

**Tenure Type:** Freehold

**School Catchments**

Infant:	Hazel Wood
Junior:	Abbotswood
Senior:	Hounslow / Testwood

## Distances

**Motorway:** 2.5 miles

**Southampton Airport:** 10.5 miles

**Southampton City Centre:** 6.4 miles

**New Forest Park Boundary:** 0.4 miles

**Train Stations** **Ashurst:** 3.0 miles

**Totton:** 1.8 miles

## Directions

- 1) From our office, turn right onto the roundabout and take the third exit onto Ringwood Road.
- 2) Continue along Ringwood Road for approximately 1.4 miles until you reach the second roundabout
- 3) Take the third exit onto Crabbs Way.
- 4) Take the first left onto Dickens Dell
- 5) The property will be found immediately on the right hand side.

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)



**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 rented for 5 years or more, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

**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>



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

