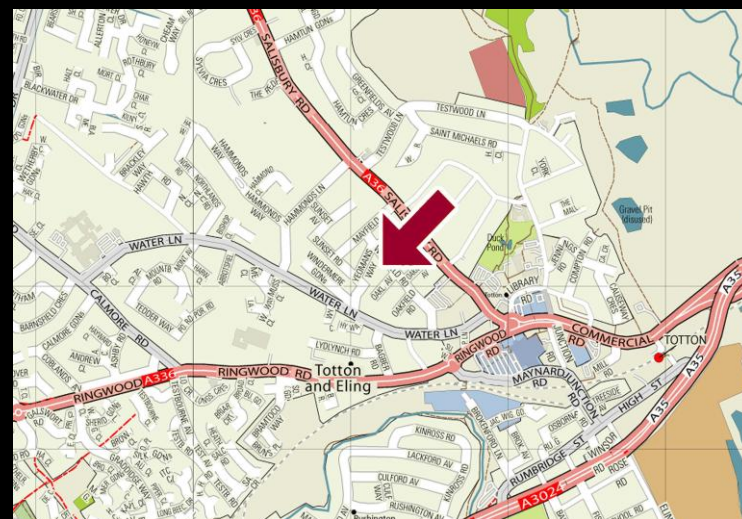
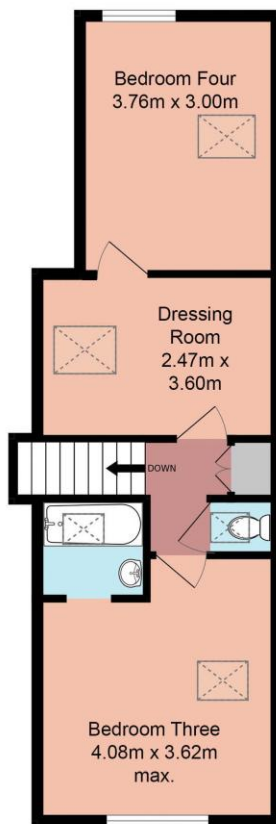
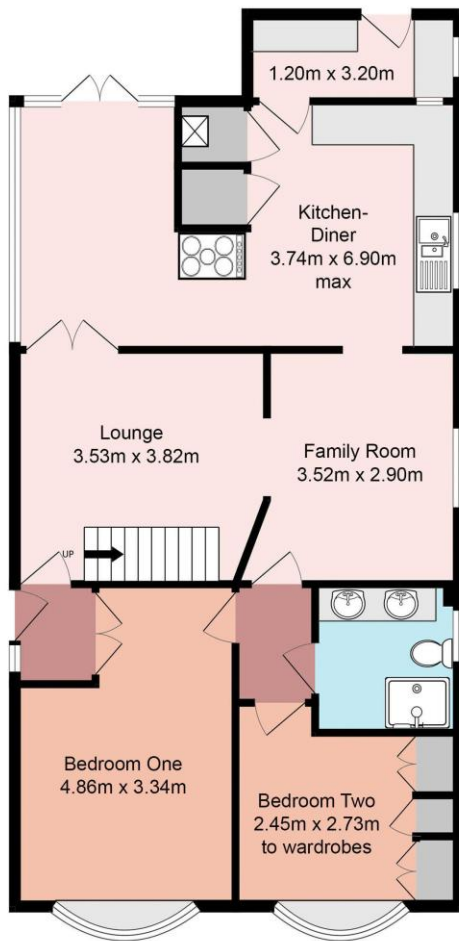




36, Westfield Road, Totton, SO40 3JP
£375,000

brantons



Accommodation	
Lounge - 11' 7" x 12' 6" (3.53m x 3.82m)	Kitchen-Diner - 22' 8" x 12' 3" (6.90m x 3.74m) max
Family Room - 11' 7" x 9' 6" (3.52m x 2.90m)	Utility Room - 4' 2" x 10' 6" (1.28m x 3.20m)
Bedroom One - 15' 11" x 10' 11" (4.86m x 3.34m)	Bedroom Three - 13' 5" x 11' 11" (4.08m x 3.62m)
Bedroom Two - 8' 0" x 8' 11" (2.45m x 2.73m) to wardrobes	En-suite - 4' 10" x 5' 6" (1.47m x 1.67m)
Bathroom - 7' 5" x 7' 0" (2.25m x 2.14m)	Dressing Room - 8' 1" x 11' 10" (2.47m x 3.60m)

Property
Brantons Independent Estate Agents are delighted to offer for sale this deceptively spacious detached chalet bungalow, offering versatile and well-planned accommodation that is perfectly suited to growing families, multi-generational living or those seeking flexible space to work from home. The welcoming ground floor features a generous lounge complemented by a separate family room, creating excellent reception space for both relaxing and entertaining. To the rear of the property is a superb open-plan kitchen-diner, providing the heart of the home with ample space for cooking, dining and socialising, together with a useful utility room, and direct access to the garden. The ground floor also benefits from two well-proportioned double bedrooms, including a spacious master bedroom, and a good sized second with built in wardrobes. There is also a family sized shower room. The first floor offers two further double bedrooms, with the addition of a generous dressing room that could equally be utilised as a home office, nursery or hobby room. The remaining bedroom enjoys the luxury use of an en-suite bathroom and a a convenient W.C accessed via the landing completes the upstairs accommodation. Externally, the property enjoys a private rear garden, ideal for outdoor entertaining and family enjoyment. The garden is largely laid to lawn with a seating area below a veranda. The frontage provides an area of green space and gated block paved off-road driveway parking which extends down the side of the property. Situated in a popular residential area of Totton, the property is conveniently located within easy reach of local shops, well-regarded schools, transport links and the beautiful New Forest National Park. No forward chain is offered and an internal viewing is highly recommended to fully appreciate the generous accommodation, flexibility and excellent lifestyle opportunity this impressive chalet bungalow has to offer.

Features
NO FORWARD CHAIN - Charming Detached Bungalow Arranged Over Two Floors - Four Generously Propotioned Bedrooms & Dressing Room - Lounge & Additional Reception/ Family Room - Large Kitchen-Diner With Utility - Shower/ Wet Room - First Floor En-suite Bathroom & W.C - Block Paved Driveway - Private Rear Garden Laid to Lawn with Seating Beneath Veranda - Convenient Central Location Close To Shops & Amenities

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.2 miles
Council Tax Band: D	Southampton Airport: 8.5 miles
Tenure Type: Freehold	Southampton City Centre: 4.5 miles
School Catchments	New Forest Park Boundary: 2.1 miles
Infant: Lydlynch	Train Stations
Junior: Abbotswood	Ashurst: 4.6 miles
Senior: Testwood	Totton: 0.7 miles

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.

Energy Performance

Energy performance certificate (EPC)

36 Westfield Road
Totton
SOUTHAMPTON
SO40 3JP

Energy rating
D

Valid until:
17 February 2036

Certificate number:
9900-8288-0122-3596-3263

Property type

Detached house

Total floor area

134 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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		

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

