



 Henshaw Fox

14 Meredith Gardens | £295,000
Totton, Hampshire, SO40 8SQ



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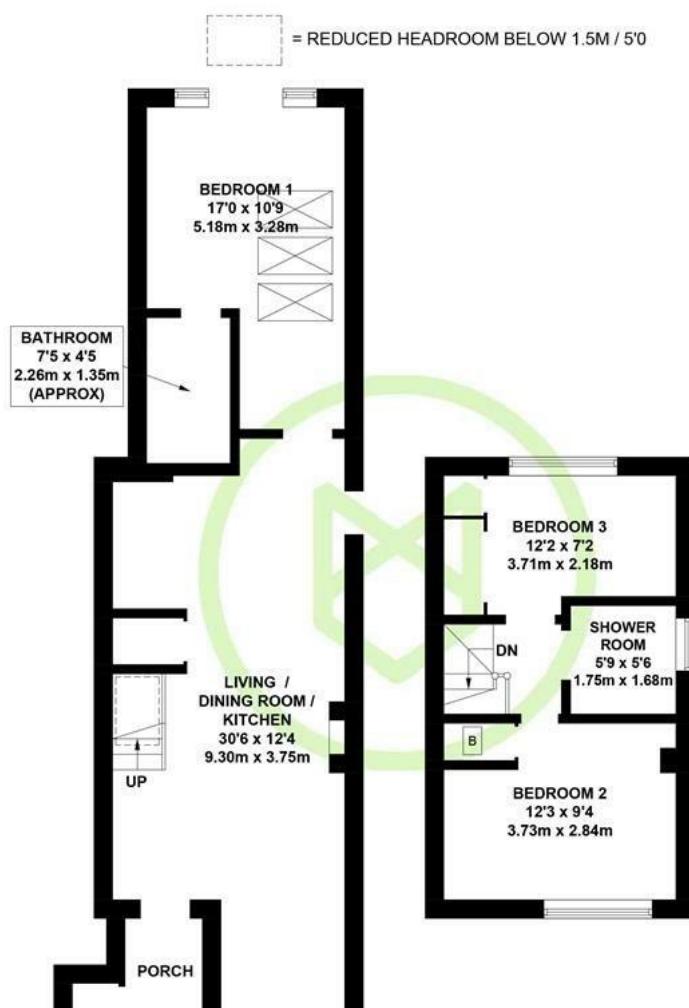
14 Meredith Gardens
Totton, Hampshire, SO40 8SQ

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Summary

This charming semi-detached home enjoys a quiet position at the conclusion of a quiet cul-de-sac and offers a versatile arrangement of accommodation, with a purpose built ground floor extension providing an additional bedroom or reception room. Offered to the market with no onward chain the two bedrooms on the first floor are served by a modern shower room, complemented by an open plan living area on the ground floor. The stylish kitchen benefits from integrated appliances with a stable door providing side access and the single storey extension to the rear, featuring a modern wet room designed with wheelchair access in mind. The low maintenance rear garden enjoys a sunny aspect with one allocated parking space and visitor parking.



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 562 SQ FT / 52.2 SQ M
FIRST FLOOR = 277 SQ FT / 25.7 SQ M
TOTAL = 839 SQ FT / 77.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1223087)

Features

- An extended and versatile semi detached home
- Two bedrooms on the first floor
- A large double bedroom and modern wet room on the ground floor with under floor heating
- Open plan sitting , dining and kitchen area
- Stylish kitchen with integrated appliances
- Tastefully decorated throughout
- Enclosed low maintenance rear garden with a sunny aspect
- Allocated parking for one vehicle as well as visitor parking
- Quiet cul-de-sac location
- No onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential C

14, Meredith Gardens, Totton, Hampshire, SO40 8SQ

Ground floor

The composite part glazed front door opens into the welcoming entrance porch with a useful storage cupboard, ideal for coats and shoes. An inner door accesses the impressive open plan living area fitted with oak effect flooring which complements the two tone décor and low level panelling. Space is available for family dining with an ornamental fireplace in the sitting area and a storage cupboard under the stairs. The stylish fitted kitchen offers a range of gloss fronted wall and base units with oak effect worksurfaces. Integrated appliances include an eye level Neff oven, combi microwave oven, slimline dishwasher, induction hob and extractor hood over. Other features include corner carousel units, a stable door providing side access, plumbing and space for a washing machine. From the kitchen a door accesses the purpose built single storey extension fitted with under floor heating offering a large double bedroom or additional reception room with en-suite wet room built with wheel chair access in mind. This modern and fully tiled space comprises a walk in digital shower, dual flush wc and a vanity unit with mounted wash basin.

First Floor

The landing allows access to the loft space via a hatch and serves the two bedrooms which both benefit from built in wardrobes or storage. A tiled shower room comprises a shower cubicle, wc and vanity unit with mounted wash basin.

Sellers position

No onward chain

Parking

Allocated parking is available for one vehicle as well as visitor parking.

Outside

The frontage features a shaped lawn with a neatly edged and paved footpath to the front door and secure side gate. The private and enclosed rear garden enjoys a sunny aspect and offers a low maintenance outdoor space to relax or entertain with a large patio seating area which abuts the rear of the property.

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

Heating

Gas fired central heating

Infants & Junior School

Hazel Wood Infants School & Foxhills Junior School

Secondary School

Hounslow Academy

Council Tax

Band C - New Forest District Council

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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