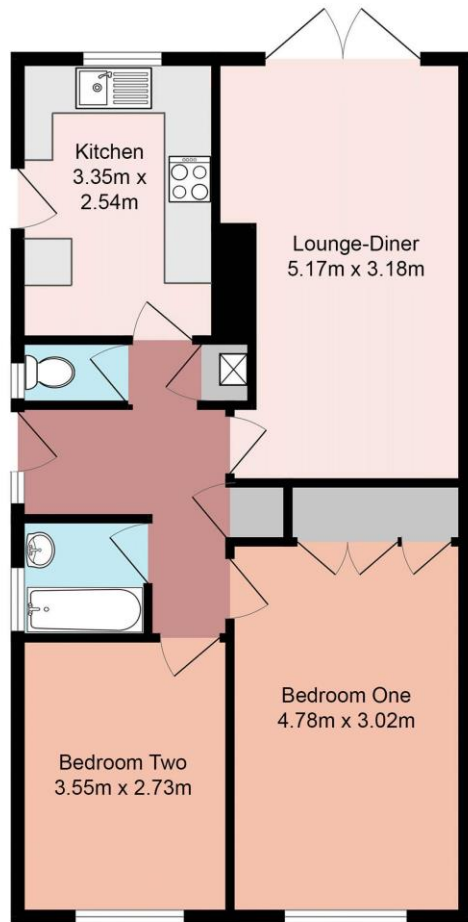


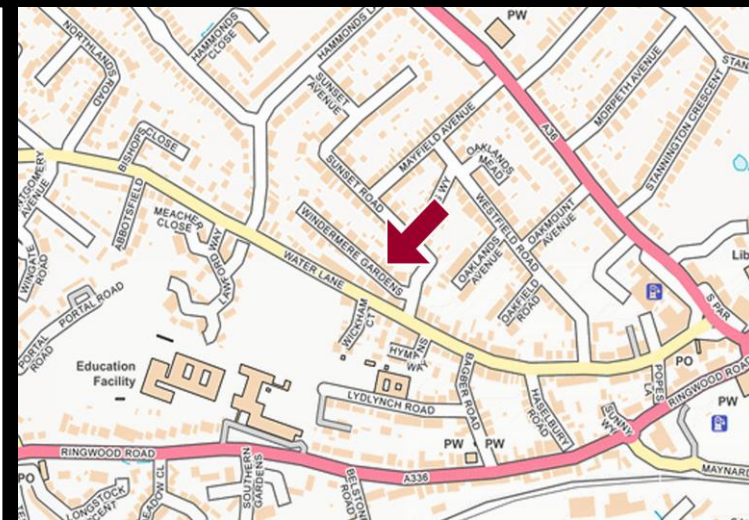


10, Windermere Gardens, Totton, SO40 3JZ  
£385,000

**brantons**



Ground Floor  
62.9 sq.m. approx.



## Accommodation

Lounge-Diner 17' 0" x 10' 5" (5.17m x 3.18m)

Kitchen 11' 0" x 8' 4" (3.35m x 2.54m)

Bedroom One 15' 8" x 9' 11" (4.78m x 3.02m)

Bedroom Two 11' 8" x 8' 11" (3.55m x 2.73m)

Bathroom 5' 0" x 5' 6" (1.52m x 1.68m)

W.C 2' 7" x 4' 7" (0.79m x 1.39m)

## Property

Brantons Independent Estate Agents are delighted to present for sale this charming semi-detached bungalow situated in a convenient location within central Totton. The accommodation consists of two double bedrooms with the master being an impressive size with built in wardrobes. There is a lounge-diner with French doors, a modern kitchen with integral appliances and glazed external door, and from the hall there is a bathroom, and separate W.C. The property benefits from ample driveway parking that leads to a detached garage, and there is also side access through to the rear garden which is largely laid to lawn with patio seating area. The current owners have the property presented to a high standard of decorative order throughout and have also had the roof replaced approximately three years ago. As a result of the immaculate interior, an early viewing will be necessary to avoid any later disappointment.

## Features

- Charming Semi Detached Bungalow
- Two Double Bedrooms
- Lounge-Diner with French Doors
- Modern Kitchen
- Bathroom
- Separate W.C
- Driveway Parking & Detached Garage
- Private Rear Garden
- High Standard of Decorative Order Throughout
- Convenient Location Close to Amenities & Transport Links

## Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments  
Infant: Lydlynch  
Junior: Abbotswood  
Senior: Testwood

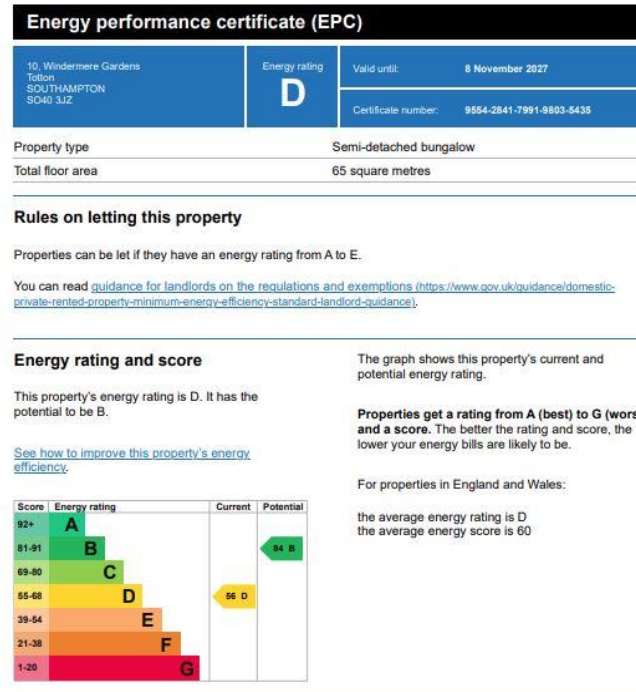
## Distances

Motorway: 1.3 miles  
Southampton Airport: 8.6 miles  
Southampton City Centre: 4.6 miles  
New Forest Park Boundary: 1.9 miles  
Train Stations  
Ashurst: 4.4 miles  
Totton: 0.8 miles

## Directions

1) From our office travel West on Water Lane 2) Take the second right into Sunset Road. 3) Turn immediately left into Windermere Gardens.

## Energy Performance



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

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