



30, Brokenford Avenue, Totton, SO40 9DZ
Offers in Excess of £395,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer for sale this charming semi-detached bungalow situated within a peaceful cul-de-sac in Totton.

The ground floor consists of a welcoming lounge-diner with feature fireplace and French doors, creating a comfortable space for both relaxing and entertaining. The kitchen is well arranged with external patio door, and there is also a contemporary ground-floor shower room. A dining room with bay window leads to first floor via a turning staircase. There are three bedrooms, with two particularly well-sized rooms on the first floor and a further bedroom on the ground floor, offering flexibility for guests, children, a home office or those seeking easier single-level living.

At the front of the property is driveway parking and to the rear is a large garden that is laid to lawn with patio seating area. A fantastic additional feature is the large outbuilding within the garden, which is currently set up as a bar and provides an excellent entertaining space. This versatile building could also lend itself to use as a home office, gym, hobbies room or garden room, subject to requirements. With its quiet cul-de-sac position, spacious accommodation and adaptable layout, this is a property that offers plenty of scope to suit a variety of lifestyles. Its location in Totton provides convenient access to local shops, schools, amenities and transport links, whilst the surrounding New Forest area is also within easy reach. Brantons advise an early viewing to to fully appreciate the accommodation on offer.

Features

- Semi Detached Bungalow
- Three Bedrooms
- Lounge-Diner with Feature Fireplace & French Doors
- Dining Room with Bay Window
- Modern Kitchen with Glazed External Door
- Contemporary Shower Room
- First Floor W.C
- Rear Garden Incorporating Large Outbuilding
- Driveway Parking
- Cul-de-sac Location Close to Shops

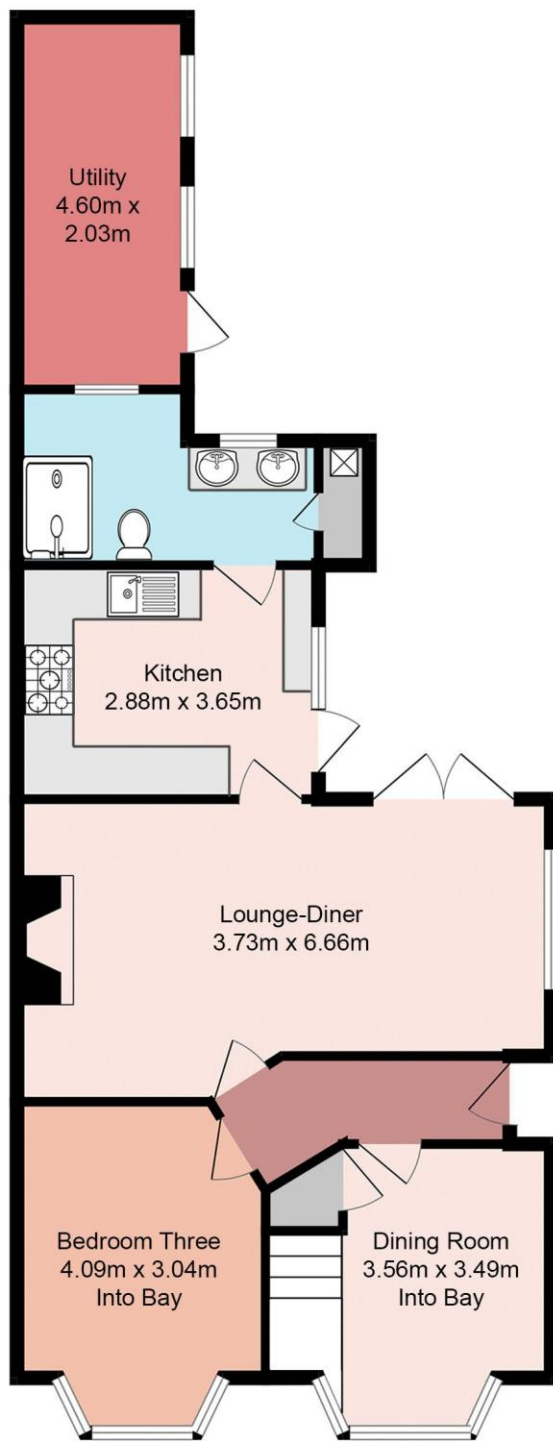


Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Accommodation

Lounge-Diner 12' 3" x 21' 10" (3.73m x 6.66m)

Dining Room 11' 8" x 11' 5" (3.56m x 3.49m) Into Bay

Kitchen 9' 5" x 12' 0" (2.88m x 3.65m)

Shower Room 7' 1" x 11' 1" (2.16m x 3.37m) Max

Utility 15' 1" x 6' 8" (4.60m x 2.03m)

Bedroom Three 13' 5" x 10' 0" (4.09m x 3.04m) Into Bay

Bedroom One 16' 5" x 10' 3" (5.01m x 3.13m)

Bedroom Two 14' 4" x 8' 2" (4.36m x 2.50m)

W.C 4' 9" x 3' 8" (1.44m x 1.11m)

Outbuilding/ Bar 20' 10" x 18' 4" (6.35m x 5.59m) Max





Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood road/A336. 3) At the roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing through the train gates. 5) Turn right onto Rumbidge St. 6) Take the third right onto Brokenford Lane and turn right again into Brokenford Avenue.

Distances

Motorway: 1.2 miles
Southampton Airport: 8.5 miles
Southampton City Centre: 4.5 miles
New Forest Park Boundary: 1.8 miles
Train Stations
Ashurst: 3.2 miles
Totton: 0.5 miles

Information

Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments
Infant: Eling
Junior: Foxhills
Senior: Hounsdown

Energy Performance

Energy performance certificate (EPC)

30 BROKENFORD AVENUE TOTTON SO40 9DZ	Energy rating D	Valid until: 17 February 2031
		Certificate number: 1300-6631-0522-3092-3293

Property type	Semi-detached house
Total floor area	101 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.](#)

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

