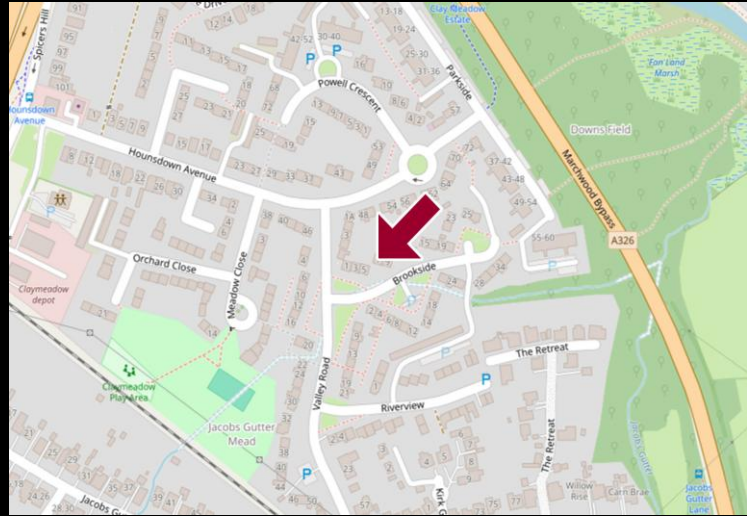
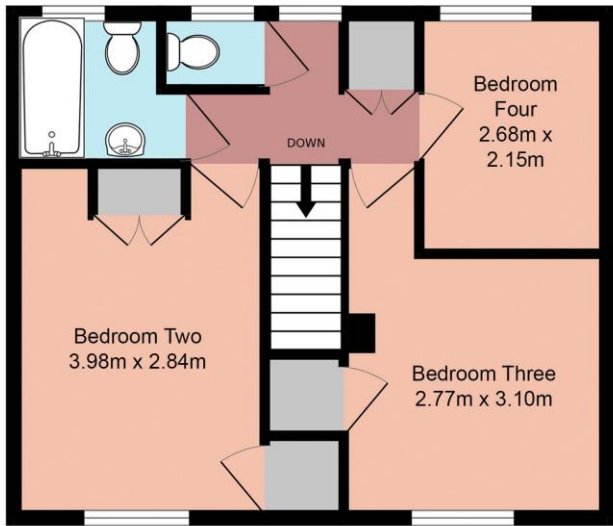
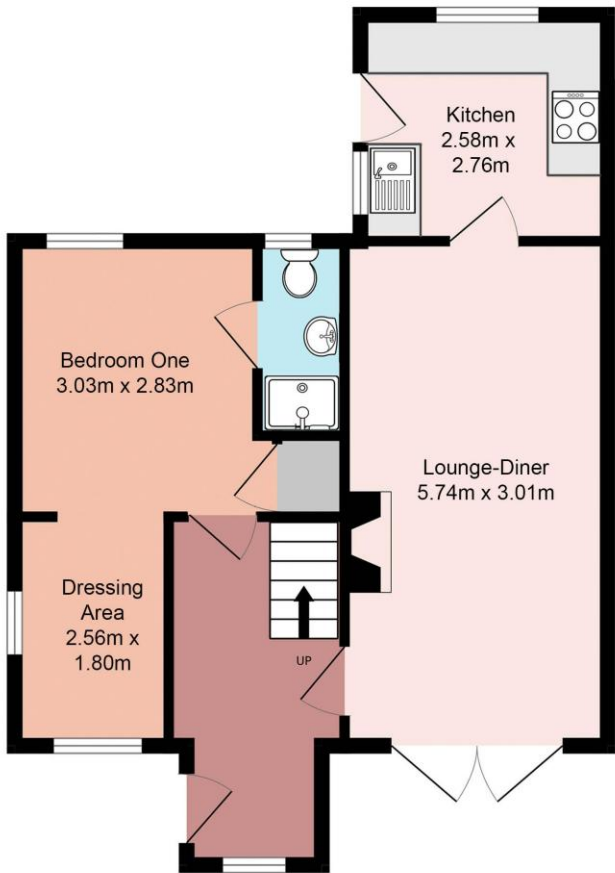




7, Brookside, Totton, SO40 9FL
£310,000

brantons



Accommodation	
Lounge-Diner - 18' 10" x 9' 11" (5.74m x 3.01m)	Bedroom Two - 13' 1" x 9' 4" (3.98m x 2.84m)
Kitchen - 8' 6" x 9' 1" (2.58m x 2.76m)	Bedroom Three - 9' 1" x 10' 2" (2.77m x 3.10m)
Bedroom One - 9' 11" x 9' 3" (3.03m x 2.83m)	Bedroom Four - 8' 10" x 7' 1" (2.68m x 2.15m)
Dressing Area - 8' 5" x 5' 11" (2.56m x 1.80m)	Bathroom - 5' 5" x 5' 11" (1.65m x 1.81m) Max
En-suite - 6' 7" x 2' 8" (2.01m x 0.81m)	W.C - 3' 10" x 2' 6" (1.16m x 0.77m)

Property
Situated in the popular residential area of Hounslow, Brantons are pleased to offer for sale this well-proportioned semi-detached house that offers spacious and versatile accommodation. On the ground floor, the welcoming entrance hall leads through to the spacious lounge-diner, measuring approximately 5.74m x 3.01m, providing plenty of room for both comfortable seating and a dining area. There are French doors leading on to an enclosed outside seating area. The separate kitchen is positioned to the rear and offers a practical range of fitted units and work surfaces, with access to the outside. Bedroom One is located on the ground floor and benefits from an adjoining dressing area, offering useful flexibility and making this an attractive option for those looking for a bedroom with additional storage or workspace. There is also an en-suite shower room. Upstairs, there are three further bedrooms, with Bedrooms Two and Three offering particularly good proportions with fitted wardrobes. A family bathroom is also located on the first floor plus an additional W.C. To the front of the property is driveway parking for several vehicles and to the rear is a large garden. The garden is mainly laid to lawn with patio seating area. The property provides excellent potential for a growing family, with the flexible layout allowing the accommodation to be adapted to suit individual requirements. Hounslow is a popular residential location, well placed for local amenities, schools and convenient transport links, while the surrounding New Forest area is also within easy reach. An internal inspection is highly recommended to appreciate the size and versatility of the accommodation on offer.

Features	
▪ Semi Detached Family Home	▪ En-suite Shower Room
▪ Four Bedrooms	▪ Ample Driveway Parking to Front
▪ Spacious Lounge-Diner with French Doors	▪ Sizable Rear Garden with Lawn & Patio
▪ Kitchen	▪ Preferred School Catchments
▪ Family Bathroom & Additional W.C	▪ Highly Regarded Residential Area

Information		Distances	
Local Authority: New Forest District Council		Motorway: 2.2 miles	
Council Tax Band: B		Southampton Airport: 9.4 miles	
Tenure Type: Freehold		Southampton City Centre: 5.4 miles	
School Catchments	Infant: Eling	New Forest Park Boundary: 1.7 miles	
	Junior: Foxhills	Train Stations Ashurst: 3.2 miles	
	Senior: Hounslow	Totton: 1.6 miles	

Directions
From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn right just before the traffic lights onto Jacobs Gutter Lane. Take the third right into Valley Road. Take the second right into Brookside.

Energy Performance
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK Totton SOUTHAMPTON Energy rating Valid until Certificate number 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 a rented private dwelling, it must be let, unless an exemption has been registered. You can read guidance for landlords on the required minimum energy efficiency (minimum energy efficiency standard - MERS) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-mers-guidance). 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

