



14, Greenfields Avenue, Totton, SO40 3LS

£630,000

brantons

Features

- Extensively Refurbished, Improved & Extended Detached Family Home
- Four Double Bedrooms with Two Luxury En-suite Shower Rooms
- Spacious Lounge With French Doors & Feature Panelling
- Impressive Open Plan Kitchen-Diner with Preparation Island & Bi-Fold Patio Doors
- Useful Utility Room & Downstairs W.C
- Contemporary Four Piece Family Bathroom
- Landscaped Rear Garden with Patio, Lawn & Pleasant Foliage Backdrop
- Recently Block Paved Driveway Parking & Garage
- Highest Standard of Decorative Order Throughout
- Highly Sought After Residential Cul-se-sac



Property

Located within one of Totton's most desirable residential cul-de-sacs, Brantons Independent Estate Agents are delighted to offer for sale this extended and extensively refurbished detached family home.

The ground floor accommodation is comprised of an entrance hallway with turning staircase, a spacious lounge with French doors and feature panelling, and an impressive kitchen-diner that measures 25 feet in width. The high specification kitchen features integrated appliances, a preparation island with breakfast bar, and bi-fold patio doors. Furthermore, there is also a useful utility room, and a W.C.

The first floor consists of four double bedrooms with the master being a particularly impressive size and bedrooms one and two enjoying the luxury use of en-suite facilities. From the landing there is also the sizable four piece family bathroom.

The front of property provides recently laid block paved driveway parking for several vehicles, and leads to an integral garage. At the rear is a private and sunny garden that measures approximately 80ft in length. The garden is largely laid to lawn with patio seating areas and at the rear is a pleasant foliage backdrop.

The current owners have embarked on a programme of refurbishment and improvements throughout and in our opinion the property is presented to the highest standard of decorative order.

The family orientated layout provides for luxury modern living and Brantons are sure that an early internal inspection will be necessary to fully appreciate the location and impressive accommodation offer.

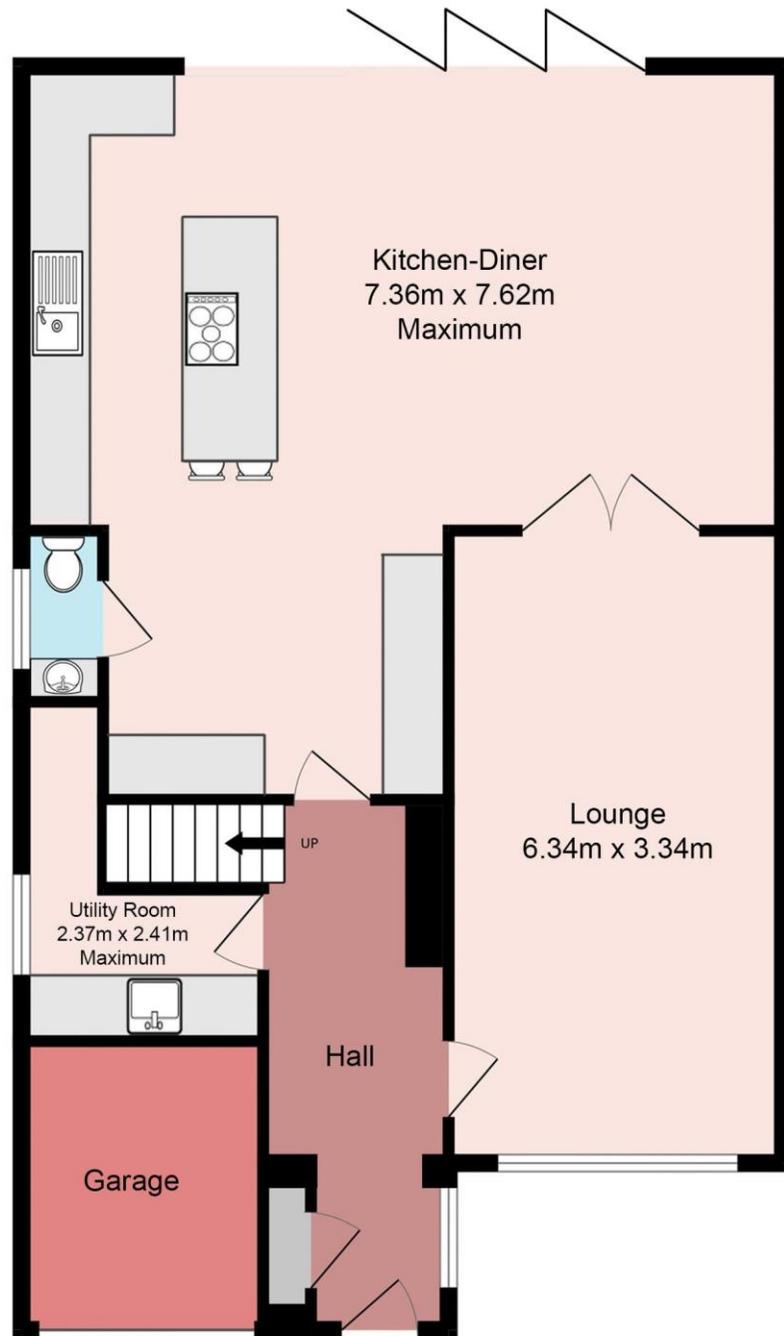


Area

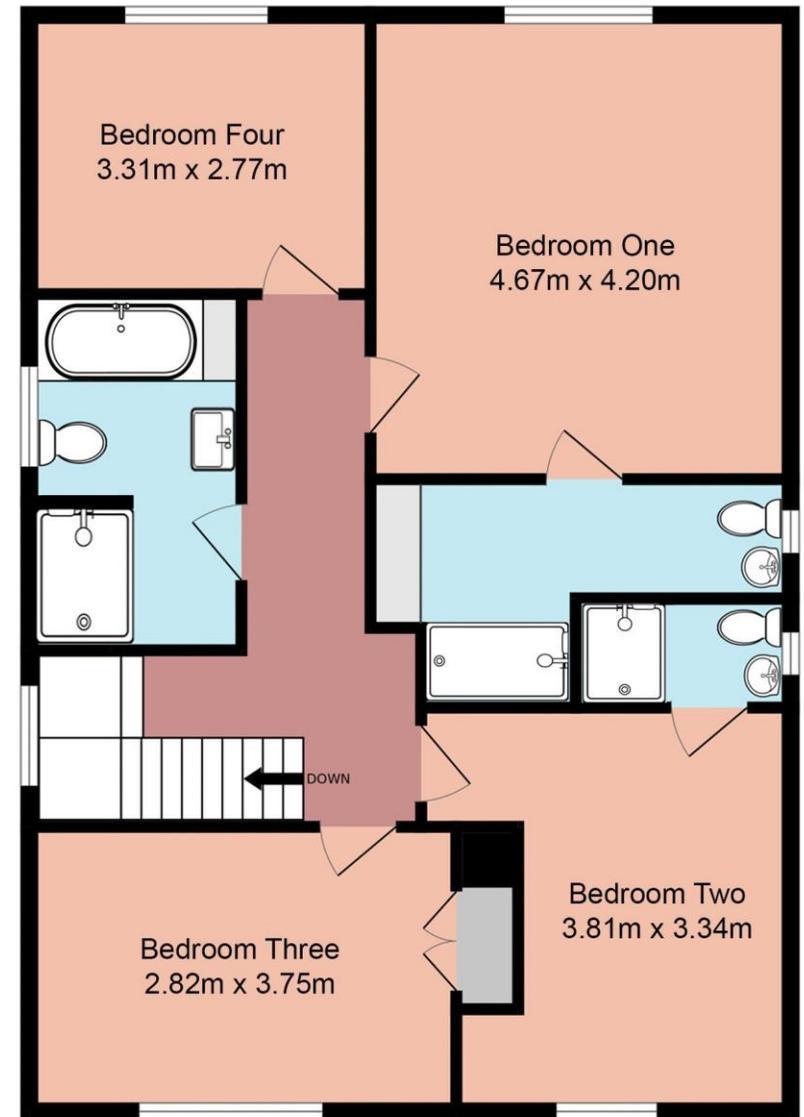
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

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 schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor
90.4 sq.m. approx.



1st Floor
83.5 sq.m. approx.

Accommodation

Lounge 20' 10" x 10' 11" (6.34m x 3.34m)

Bathroom 11' 9" x 7' 2" (3.58m x 2.19m)

Kitchen-Diner 24' 2" x 25' 0" (7.36m x 7.62m) Maximum

Utility Room 7' 9" x 7' 11" (2.37m x 2.41m) Maximum

Downstairs W.C 5' 7" x 2' 8" (1.71m x 0.82m)

Bedroom One 15' 4" x 13' 9" (4.67m x 4.20m)

Bedroom One En-suite 7' 11" x 13' 11" (2.42m x 4.24m) Maximum

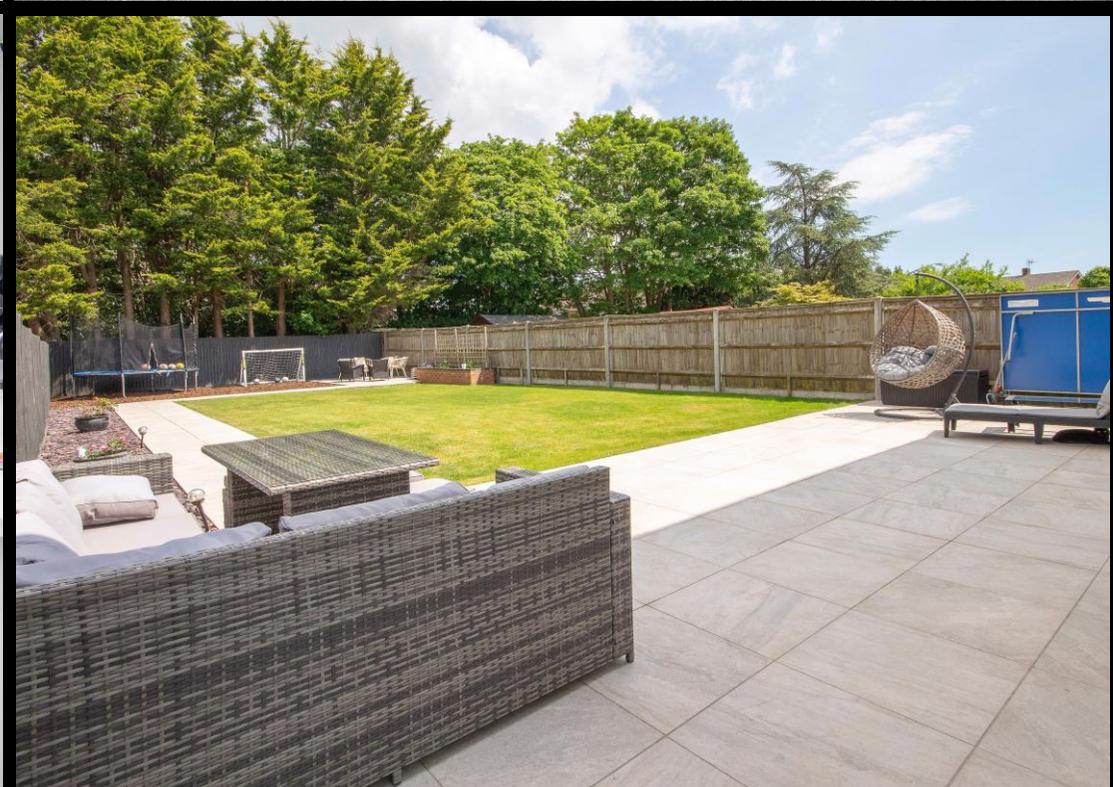
Bedroom Two 12' 6" x 10' 11" (3.81m x 3.34m)

Bedroom Two En-suite 3' 7" x 7' 0" (1.10m x 2.13m)

Bedroom Three 9' 3" x 12' 4" (2.82m x 3.75m)

Bedroom Four 10' 10" x 9' 1" (3.31m x 2.77m)





Directions

- 1) From our office head northwest on Salisbury Road.
- 2) Take the fourth right onto Testwood Lane
- 3) Take the second left onto Greenfields Avenue.

Distances

Motorway: 1.5 miles
 Southampton Airport: 8.8 miles
 Southampton City Centre: 4.7 miles
 New Forest Park Boundary: 2.3 miles
 Train Stations
 Ashurst: 4.0 miles
 Totton: 0.9 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: E
 Tenure Type: Freehold
 School Catchments
 Infant: Oakfield
 Junior: Oakfield
 Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

14, Greenfields Avenue Totton SOUTHAMPTON SO40 3LS	Energy rating	Valid until: 25 November 2028
	D	Certificate number: 9669-2816-7799-9628-1245

Property type	Detached house
Total floor area	105 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

