

51, Greenfields Avenue, Totton, SO40 3LU

£460,000

brantons



Property

Located at the end of one of Totton's most desirable residential roads, Brantons are delighted to offer for sale this extended, detached family home.

The ground floor layout begins with an entrance porch with storage cupboard, and access into the hall which in turn leads to; spacious lounge with dual aspect windows, modern kitchen with breakfast bar, and a dining room. There is also a W.C and external side door.

The first floor accommodation of three double bedrooms all benefitting from fitted wardrobes and from the landing there is a contemporary family four piece bathroom. The front of property provides low maintenance driveway parking and a well maintained garden.

At the rear there is an established garden that is mainly laid to lawn with patio seating. The garden benefits from a good degree of privacy and seclusion. Brantons are sure that an early internal inspection will be necessary to fully appreciate the location and impressive accommodation on offer.



Features

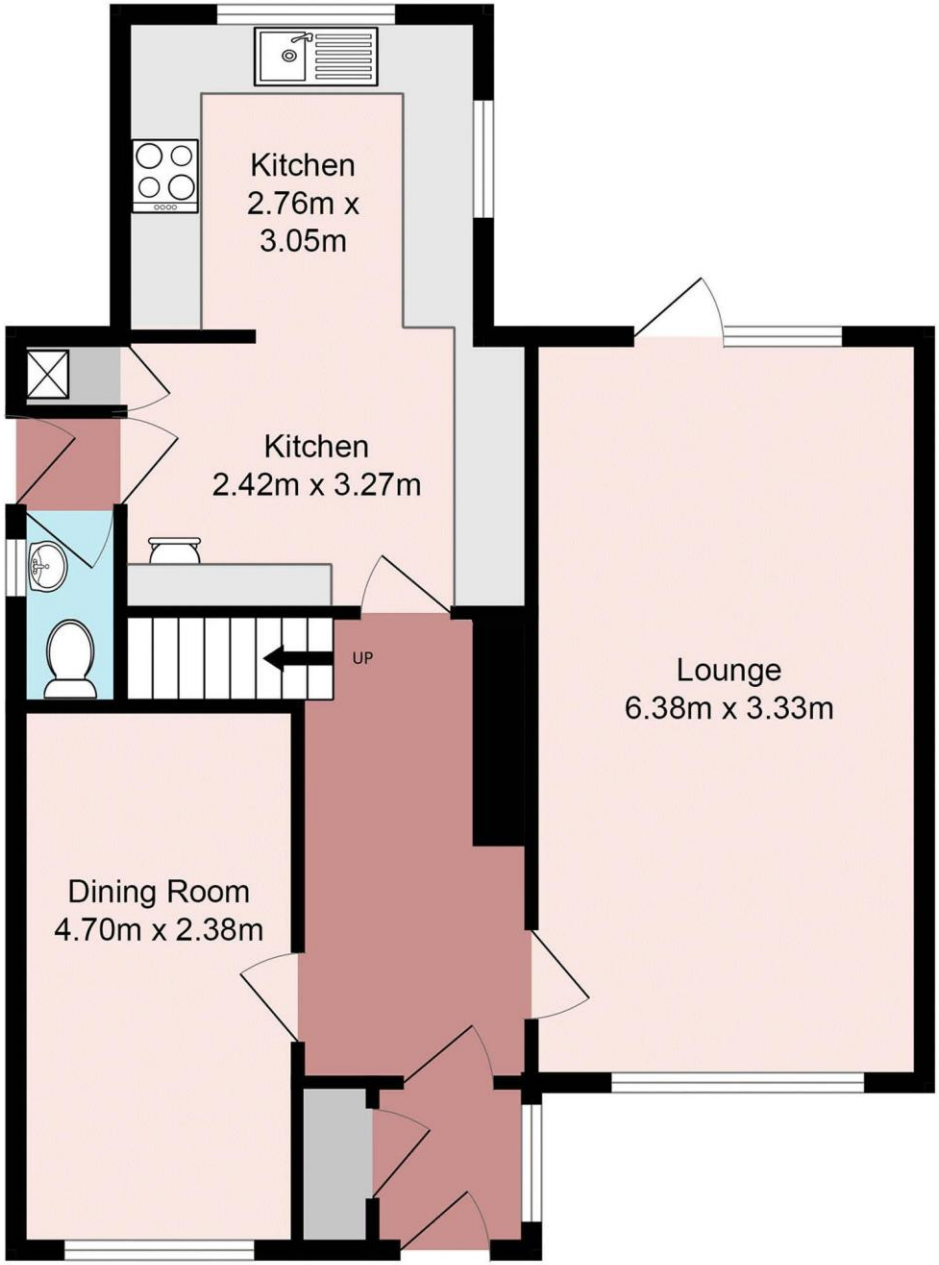
- Detached Family Home
- Three Generously Proportioned Bedrooms
- Spacious Lounge
- Dining Room
- Modern Kitchen-Breakfast Room
- Downstairs W.C
- Contemporary Four Piece Family Bathroom
- Driveway Parking & Front Garden
- Private Enclosed Rear Garden
- Highly Sought After Cul-de-sac Location



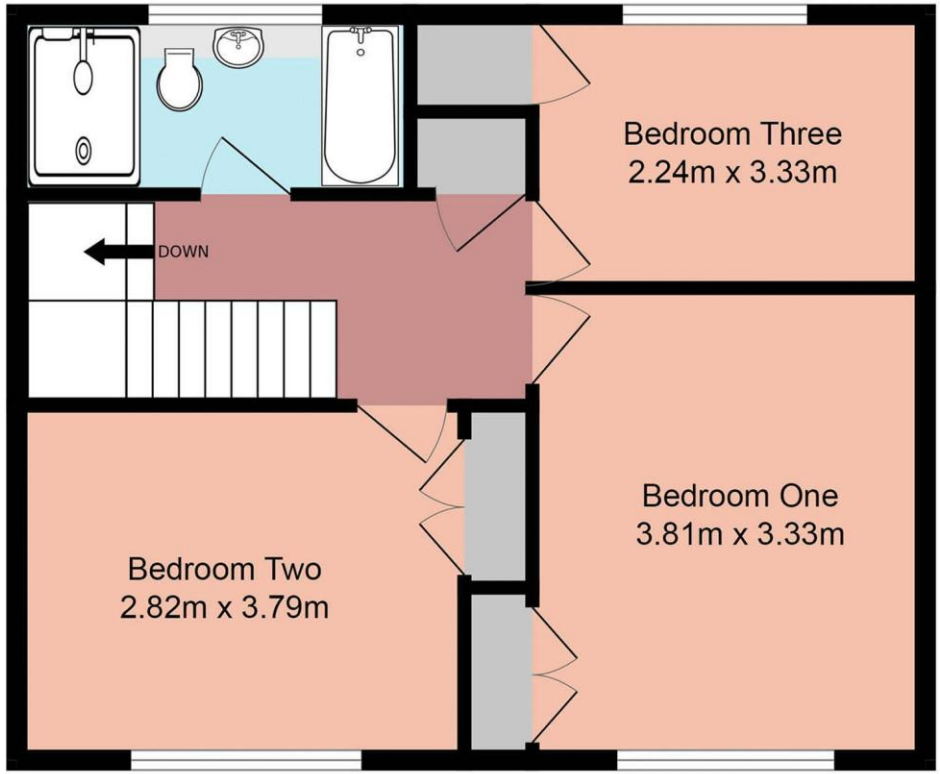
Area

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.



Ground Floor
63.1 sq.m. approx.



1st Floor
49.2 sq.m. approx.

Accommodation

Lounge 20' 11'' x 10' 11'' (6.38m x 3.33m)

Kitchen-Breakfast Room 18' 0'' x 10' 9'' (5.49m x 3.27m) Maximum

Dining Room 15' 5'' x 7' 10'' (4.70m x 2.38m)

Downstairs W.C 5' 3'' x 2' 8'' (1.61m x 0.81m)

Bedroom One 12' 6'' x 10' 11'' (3.81m x 3.33m)

Bedroom Two 12' 5'' x 9' 3'' (3.79m x 2.82m)

Bedroom Three 10' 11'' x 7' 4'' (3.33m x 2.24m)

Bathroom 4' 10'' x 10' 11'' (1.48m x 3.34m)

















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: D

Tenure Type: Freehold

School Catchments Infant: Oakfield

Junior: Oakfield

Senior: Testwood







Energy Performance

Energy performance certificate (EPC)

51 Greenfields Avenue Totton SOUTHAMPTON SO40 3LU	Energy rating C	Valid until:	24 June 2035
		Certificate number:	3235-2026-7500-0815-2226

Property type	Detached house
Total floor area	110 square metres

Rules on letting this property

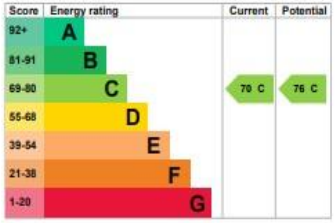
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.