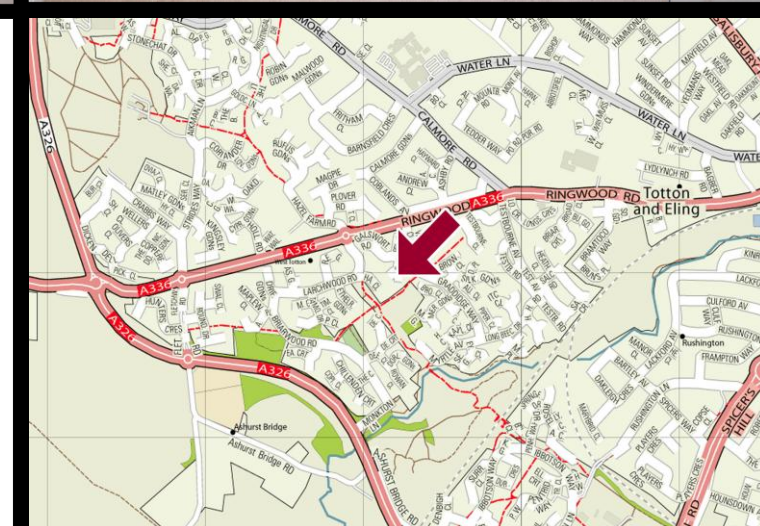
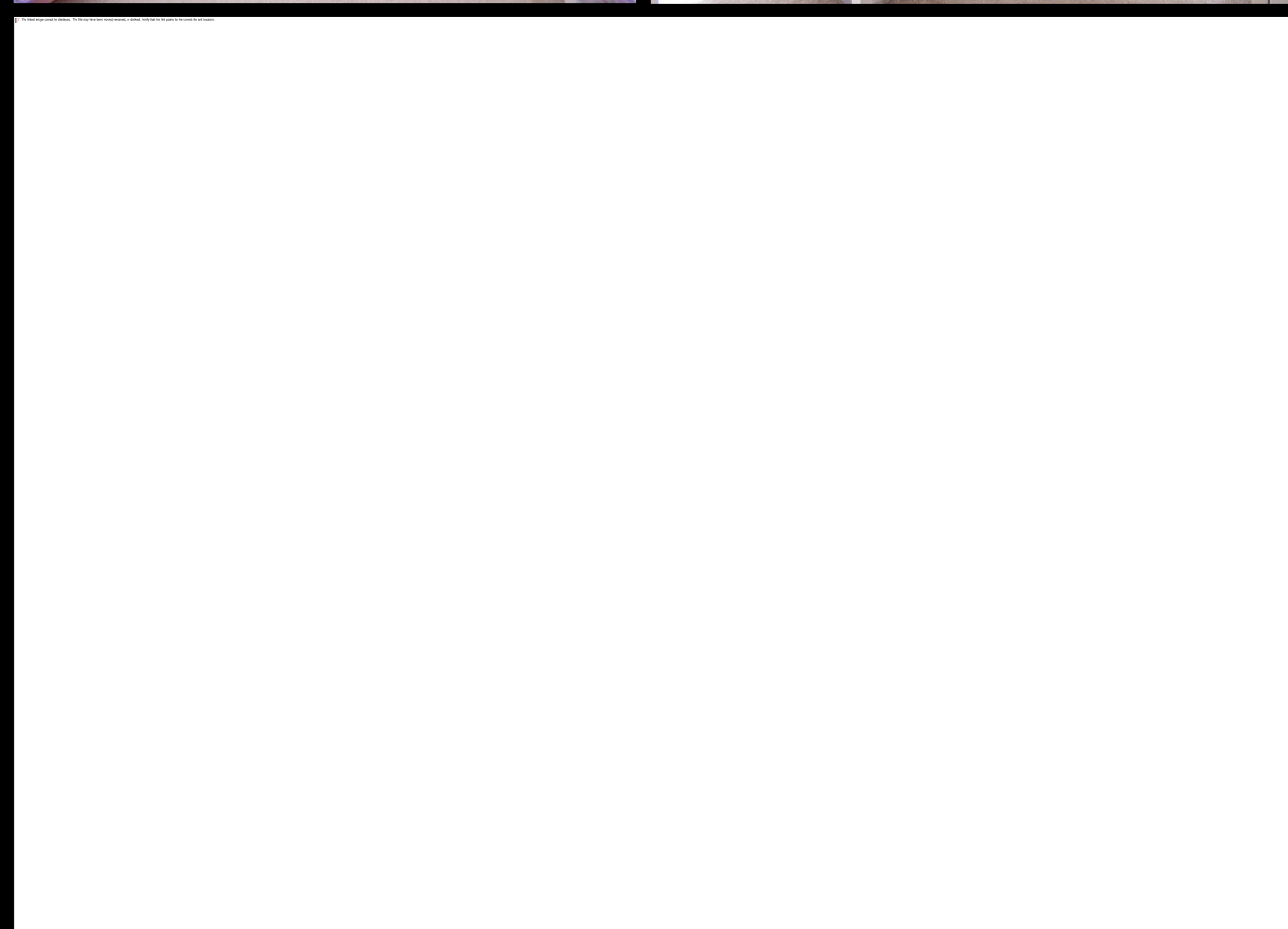
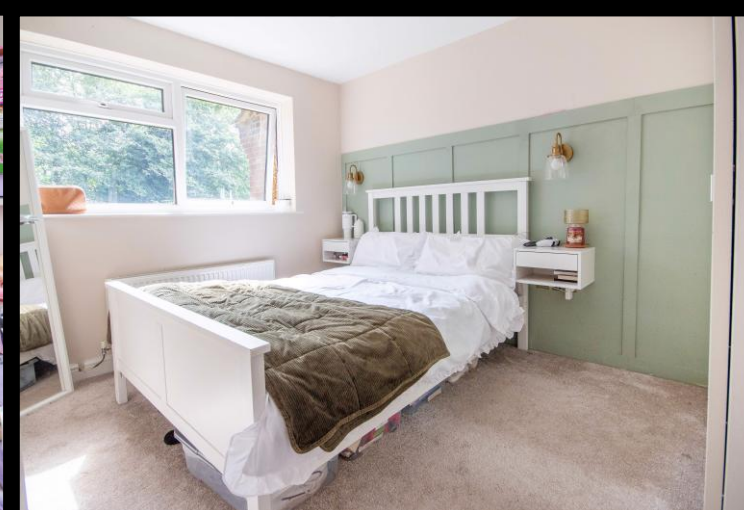




7, Elliot Close, Totton, SO40 8TH
£345,000

brantons



Accommodation

- Lounge** 13' 8" x 15' 3" (4.16m x 4.64m) Maximum
Kitchen-Diner 10' 8" x 15' 3" (3.24m x 4.66m) Maximum
Bedroom One 11' 6" x 8' 7" (3.50m x 2.62m)
Bedroom Two 11' 3" x 8' 8" (3.42m x 2.63m)
Bedroom Three 8' 4" x 6' 4" (2.54m x 1.94m)
Bathroom 8' 2" x 6' 3" (2.50m x 1.91m)
Garage 16' 7" x 8' 4" (5.05m x 2.54m)

Property

Brantons Independent Estate Agents are pleased to offer for sale this modern semi-detached house situated in a quiet cul-de-sac position within the desirable residential area of West Totton. The ground floor layout is comprised of a spacious lounge, and a modern open plan kitchen-diner with French doors.

The first floor accommodation consists of three bedrooms and a contemporary family bathroom. Additional features of the property include driveway parking leading to a detached garage and a private rear garden which is laid to lawn with gated side access and patio seating areas. The location falls within the preferred Foxhills and Hounslow school catchments and as result of this Brantons suggest that an early viewing will be essential to avoid any later disappointment.

Features

- Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Open-Plan Kitchen-Diner
- Family Bathroom
- Driveway Parking
- Detached Garage
- Larger Than Average Rear Garden
- Quiet Cul-De-Sac Location
- Preferred Foxhills & Hounslow School Catchments

Information

Local Authority: New Forest District Council
Council Tax Band: C
Tenure Type: Freehold
School Catchments
Infant: Hazel Wood
Junior: Foxhills
Senior: Hounslow

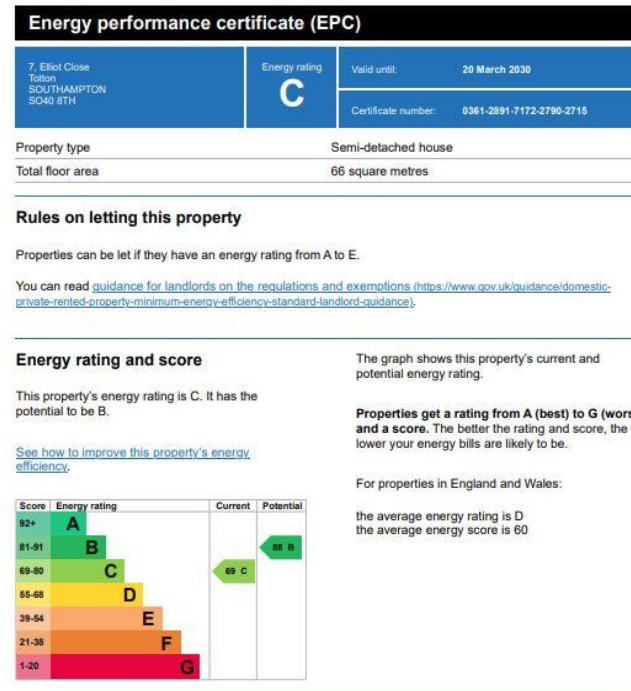
Distances

Motorway: 2.2 miles
Southampton Airport: 10.9 miles
Southampton City Centre: 5.4 miles
New Forest Park Boundary: 0.9 miles
Train Stations
Ashurst: 3.4 miles
Totton: 1.6 miles

Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) Turn left into Graddidge Way. 5) Take the first right into Galsworthy Road. 6) Turn left into Elliot Close.

Energy Performance



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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.

