



Salisbury Road, Totton, Southampton, SO40 3LQ
Southampton

£450,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented three double bedroom semi-detached family home, conveniently located in Central Totton and offered with no forward chain. Boasting a dual aspect lounge-dining room, refitted kitchen opening into an attractive orangery, luxury four-piece bathroom, landscaped rear garden, detached garage and ample off-road parking, this is a spacious and highly appealing home that must be viewed.

- Three Double Bedrooms
- Dual Aspect Lounge Dining Room
- Refitted Kitchen Opening Into Orangery
- Ground Floor Cloakroom
- Luxury Refitted Four Piece Bathroom
- Landscaped Rear Garden
- Detached Garage With Power & Lighting
- Ample Off Road Parking
- Double Glazed Windows & Gas Central Heating
- No Forward Chain

Additional Information

Council Tax Band: D – New Forest District Council

Tenure: Freehold

Construction: Brick Under Tiled Roof

Mains: Water, Gas, Electric & Drainage

Heating: Gas Central Heating

Location - Situated in the heart of Central Totton, this property enjoys a highly convenient and well-connected position within easy reach of the town centre, local shops, supermarkets, schools, and leisure facilities. Totton railway station is also nearby, together with excellent bus routes and road links to Southampton city centre, the M27 motorway network, and the New Forest National Park. This is a superb location for families, commuters, and buyers seeking both convenience and accessibility.





A Beautifully Presented Family Home In The Heart Of Central Totton

Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented three double bedroom semi-detached family home, ideally situated within the heart of Central Totton and offered with **no forward chain**.

This spacious home has been thoughtfully updated throughout to provide stylish and versatile accommodation, perfectly suited to modern family living. Highlights include a generous dual aspect lounge-dining room, a contemporary refitted kitchen opening into a stunning orangery, a ground floor cloakroom, and a luxurious refitted four-piece family bathroom. Outside, the property benefits from ample off-road parking, a detached garage, and a landscaped rear garden designed for both relaxation and entertaining.

The property is approached via a brick-set driveway providing ample off-road parking, with double timber gates leading to the detached garage and rear garden. The welcoming entrance hall features engineered laminate flooring, useful built-in storage, and access to the principal ground floor accommodation.

The stylish refitted kitchen offers an excellent range of fitted units and integrated appliances, with space for an American-style fridge/freezer, before flowing seamlessly into the impressive orangery. Flooded with natural light from its glazed lantern roof and double doors opening onto the garden, this versatile space provides the perfect setting for dining, entertaining or everyday family living.

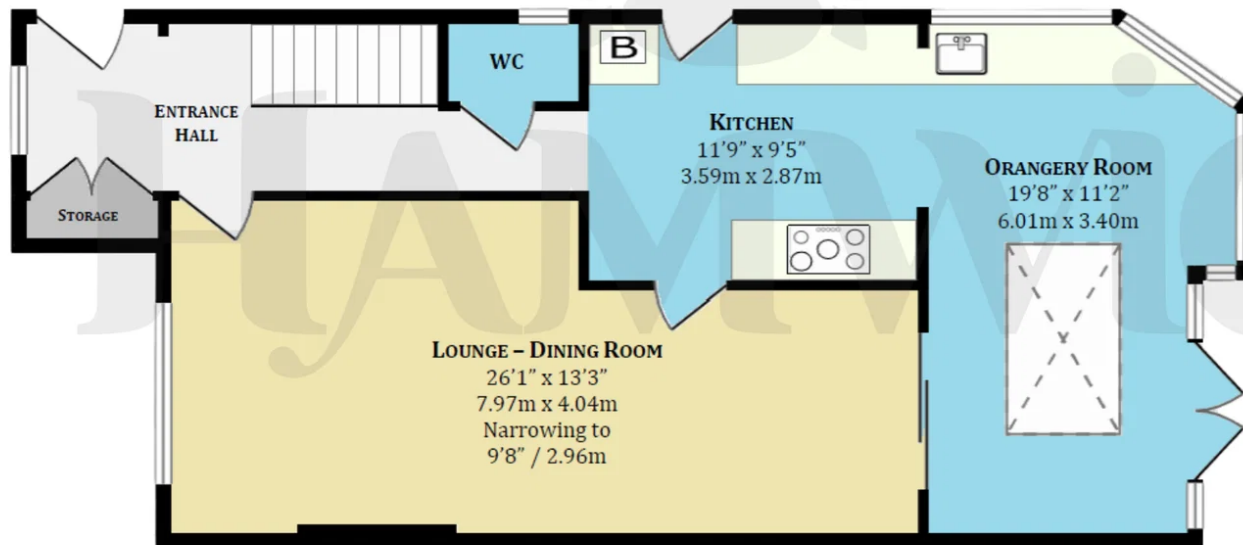
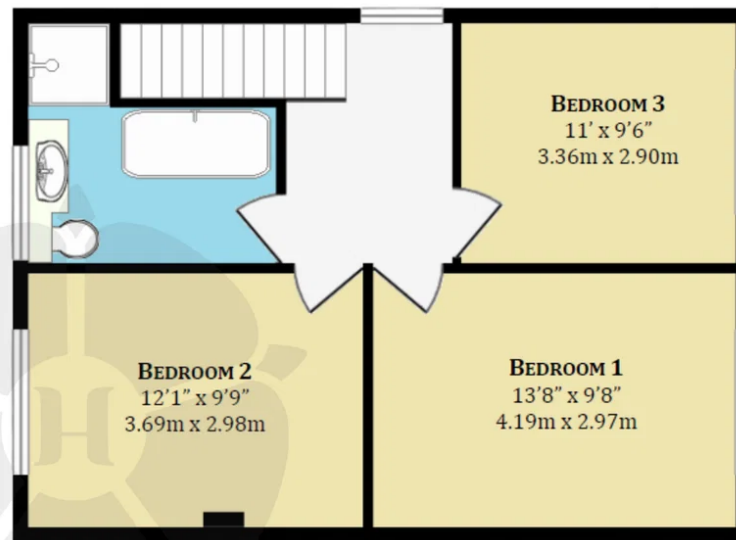
The generous dual aspect lounge-dining room enjoys a bright and airy feel, with a large front window, sliding doors into the orangery, engineered laminate flooring, and ample space for both seating and dining areas.

Upstairs, all three bedrooms are genuine doubles, each beautifully presented and offering comfortable proportions. The landing also provides access to a fully boarded loft with pull-down ladder, creating excellent additional storage. Completing the first floor is a superb refitted family bathroom, finished to a high standard with a freestanding bath, separate shower cubicle, vanity unit, WC, and contemporary tiling throughout.

Outside, the landscaped rear garden has been designed with ease of maintenance and entertaining in mind, featuring porcelain paved seating areas, a central lawn, and mature enclosed boundaries. A personal door provides access to the detached brick-built garage, which benefits from power, lighting, and an up-and-over door.

This exceptional home combines quality presentation, generous living space, and a highly convenient location close to Totton town centre, schools, transport links, and local amenities, making it an ideal choice for families and commuters alike. An early viewing is highly recommended to fully appreciate everything this superb property has to offer.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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