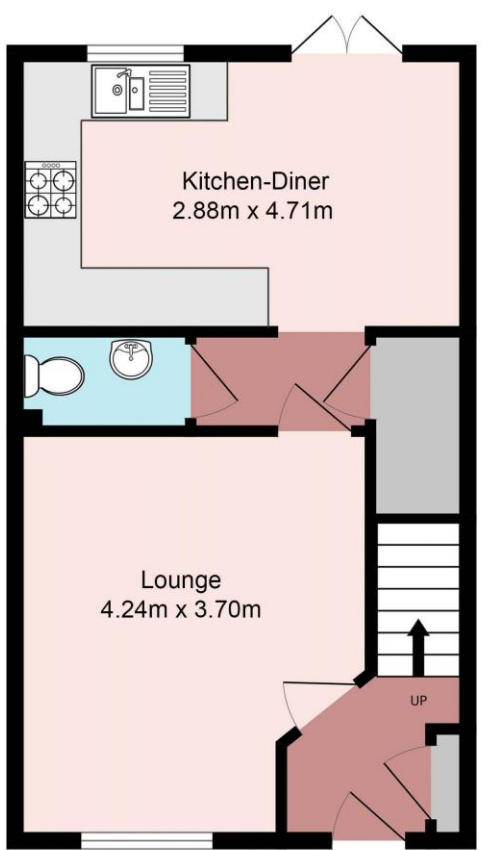


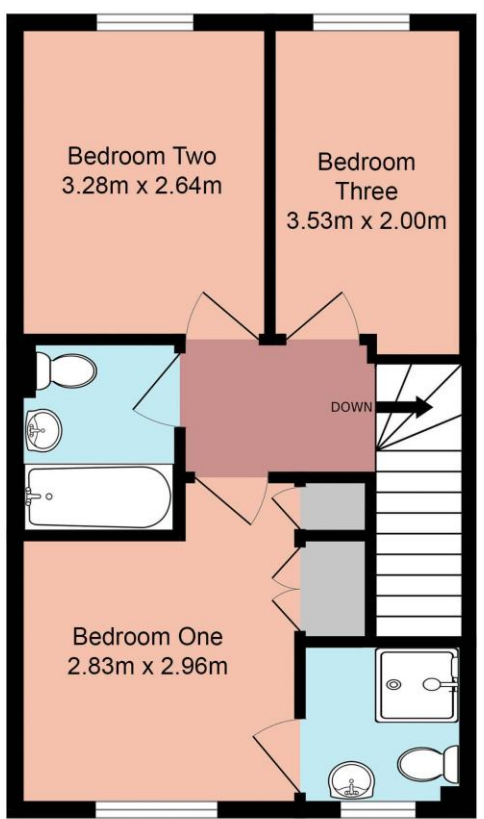


17, Anderdon Avenue, Rownhams, SO16 8NN  
£375,000

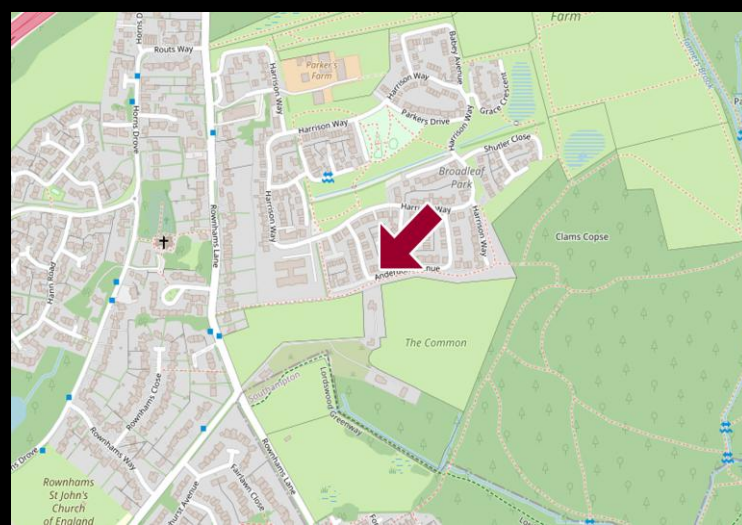
**brantons**



Ground Floor  
38.3 sq.m. approx.



1st Floor  
38.3 sq.m. approx.



## Accommodation

Lounge - 13' 11" x 12' 2" (4.24m x 3.70m)

Kitchen-Diner - 9' 5" x 15' 5" (2.88m x 4.71m)

Downstairs W.C - 3' 5" x 6' 0" (1.03m x 1.83m)

Bedroom One - 9' 3" x 9' 9" (2.83m x 2.96m)

En-suite - 5' 8" x 5' 5" (1.72m x 1.64m)

Bedroom Two - 10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Three - 11' 7" x 6' 7" (3.53m x 2.00m)

Bathroom - 6' 7" x 5' 7" (2.01m x 1.71m)

## Property

Situated on the Broafield Park estate and constructed circa 2021 by reputable builders Taylor Wimpey, Brantons are delighted to offer to the market this modern family home. The ground floor accommodation comprises a welcoming entrance hallway, a spacious lounge providing an excellent living and entertaining space, a convenient cloakroom/WC, and a modern kitchen-diner spanning the width of the property. The kitchen offers ample workspace and storage, while French doors provide direct access to the rear garden, creating an ideal setting for family life and summer entertaining. On the first floor, there are three well-proportioned bedrooms, served by a family bathroom, while the master bedroom further benefits from its own en-suite shower room. The layout offers excellent versatility for growing families, those working from home, or buyers seeking additional guest accommodation. Externally, the property enjoys an enclosed rear garden, providing a private outdoor space, while the overall position offers convenient access to local amenities, schools, transport links, and nearby recreational facilities. An excellent opportunity to acquire a spacious and practical family home in a sought-after location. No forward chain is offered and an early viewing is strongly recommended to fully appreciate the accommodation on offer.

## Features

- \*NO FORWARD CHAIN\*
- Constructed 2021 on Desirable Broafield Park Estate
- Detached Three Bedroom Family Home
- Spacious Lounge
- Modern Kitchen-Diner
- Downstairs W.C
- Family Bathroom & En-suite Shower Room to Master
- Driveway Parking
- Private Enclosed Rear Garden
- Estate Charge: £24.13 pcm (for the 2025 year)

## Information

Local Authority: Test Valley Borough Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments  
Infant: Rownhams  
Junior: Fairisle  
Senior: Regents Park

## Distances

Motorway: 2.0 miles  
Southampton Airport: 8.0 miles  
Southampton City Centre: 6.5 miles  
New Forest Park Boundary: 5.5 miles  
Train Stations  
Ashurst: 6.6 miles  
Totton: 4.4 miles

## Energy Performance

### Energy performance certificate (EPC)

17 Anderson Avenue Rownhams SOUTHAMPTON SO16 8NN	Energy rating <b>B</b>	Valid until: 13 July 2031
		Certificate number: 9248-8014-2363-8619-1204
Property type	Detached house	
Total floor area	79 square metres	

### Rules on letting this property

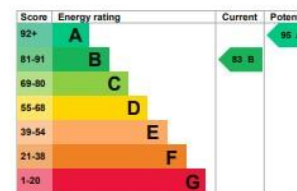
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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

