



38 Kingsley Gardens | £315,000  
Totton, Southampton, SO40 8ET

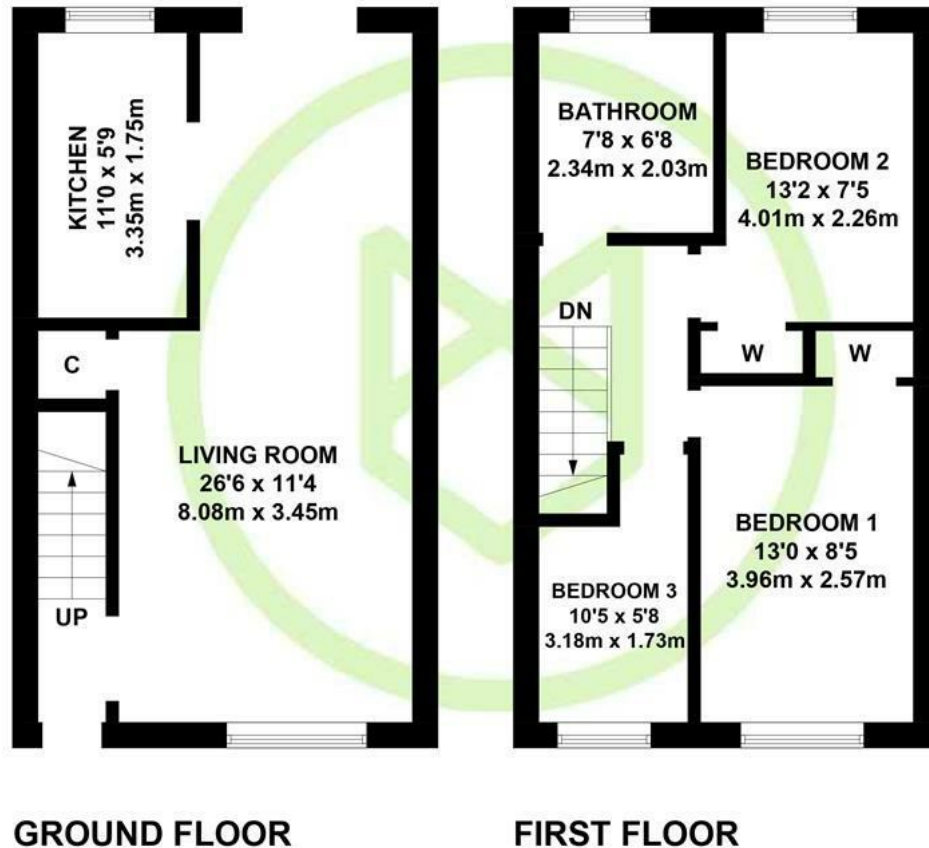
38 Kingsley Gardens  
Totton, Southampton, SO40 8ET

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## Summary

This charming mid terrace family home is discreetly positioned at the end of a popular cul-de-sac and within easy reach of a wealth of amenities, commuter links and the New Forest National Park. Offered to the market with no onward chain the accommodation offers three bedrooms and a family bathroom on first floor, complemented by an open plan sitting/dining room and kitchen on the ground floor. An enclosed rear garden has gated access leading to a private parking area with two allocated parking spaces.



APPROXIMATE GROSS INTERNAL AREA = 764 SQ FT / 71.0 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1297296)

## Features

- A charming mid terrace family home
- Three bedrooms and family bathroom
- Popular cul de sac location
- Open plan sitting and dining room
- Fitted kitchen with some integrated appliances
- Enclosed rear garden with gated rear access
- Patio seating area and timber garden shed
- Allocated parking for two vehicles in a private parking area
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

# 38, Kingsley Gardens, Totton, Southampton, SO40 8ET

## Ground Floor

The part glazed front door opens into the welcoming entrance hall with stairs to the first floor and an open arch into the sitting room with a large storage cupboard under the stairs. The open plan dining area overlooks the private and enclosed rear garden via French doors with ample space for family dining. The fitted kitchen adjacent offers a range of oak effect wall and base units with contrasting rolltop work surfaces and integrated appliances which include a double oven, four burner gas hob with extractor over as well as plumbing and space for white goods.

## First Floor

The landing serves the three bedrooms with bedrooms one and two both benefitting from built in wardrobes. The fully tiled family bathroom comprises a panelled bath with mixer shower over, vanity unit with mounted wash basin and wc.

## Parking

A private parking area at the end of the terrace offers two allocated parking spaces.

## Outside

The front garden is laid to lawn with a pathway to the front door and a passageway at the end of the terrace which leads to a rear gate into the enclosed and low maintenance back garden. A larger timber shed provides useful outside storage space with a patio seating area which abuts the rear of the house overlooking the artificial lawn, flanked by a raised planter.

## Location

Kingsley Gardens is a desirable cul-de-sac situated on the fringes of Totton ideally positioned on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away.

## Anti money laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers position

No onward chain

## Heating

Gas fired central heating

## Infants & Junior School

Hazel Wood Infant School & Abbotswood Junior School

## Secondary School

Hounslowdown Academy

## Council tax

Band C - New Forest District Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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