



Hounslow Avenue, Totton, SO40
Southampton

£375,000



Property Type: Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

We are delighted to offer for sale this spacious three bedroom detached family home located in a sought-after Totton position. Benefits include a generous lounge-dining room, rear aspect kitchen with separate utility room and a fully glazed conservatory. Further features include a garage, workshop, off road parking and an attractive landscaped rear garden. Conveniently situated within the catchment for the well-regarded Hounslow School and offering excellent scope to modernise.

The property benefits from a brick set driveway providing off road parking, garage and timber workshop space, landscaped rear garden, ground floor cloakroom, conservatory, and a spacious open plan lounge-dining room, making this an ideal home for buyers looking for both practicality and potential in a sought-after Totton location.

Location - Hounslow Avenue is a well-established and highly regarded residential road within Totton, popular with families and buyers seeking convenient access to a wide range of local amenities. The property is well placed for nearby shops, supermarkets, bus routes and commuter links, including easy access to the M27 and nearby Totton train station. The area is particularly favoured due to its proximity to well-regarded local schools, including the sought-after Hounslow School catchment, while also being within easy reach of the New Forest National Park, Southampton city centre and the surrounding coastal areas.

Additional Information

Tenure: Freehold

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric, Gas Central Heating

Council Tax Band: D





Ground Floor - The property is approached via a brick set driveway providing off road parking, with access to the garage/workshop via a roller door. A useful enclosed entrance porch leads into the welcoming hallway, which offers stairs to the first floor, under-stairs storage, cloakroom, and access to the main living accommodation.

A particular feature of the home is the spacious open-plan lounge-dining room, a bright and versatile reception space with a front bay window, additional side window, and feature fireplace, ideal for both family living and entertaining.

To the rear, the kitchen is fitted with a range of units and work surfaces, along with an integrated gas hob, vertical oven and grill, dishwasher, and fridge/freezer. Whilst cosmetically dated, it remains functional and offers excellent scope for modernisation. A separate utility room provides additional storage, work surface space, and plumbing for appliances.

The conservatory adds valuable extra living space, enjoying a pleasant outlook across the rear garden and offering flexibility as a sitting room, dining area or hobby space, with doors opening out to the garden.



First Floor - The first floor landing gives access to three well-proportioned bedrooms and the family shower room.

Bedroom One is positioned to the front and benefits from a bay window and built-in triple wardrobe.

Bedroom Two is another comfortable double room with dual aspect windows to the side and rear.

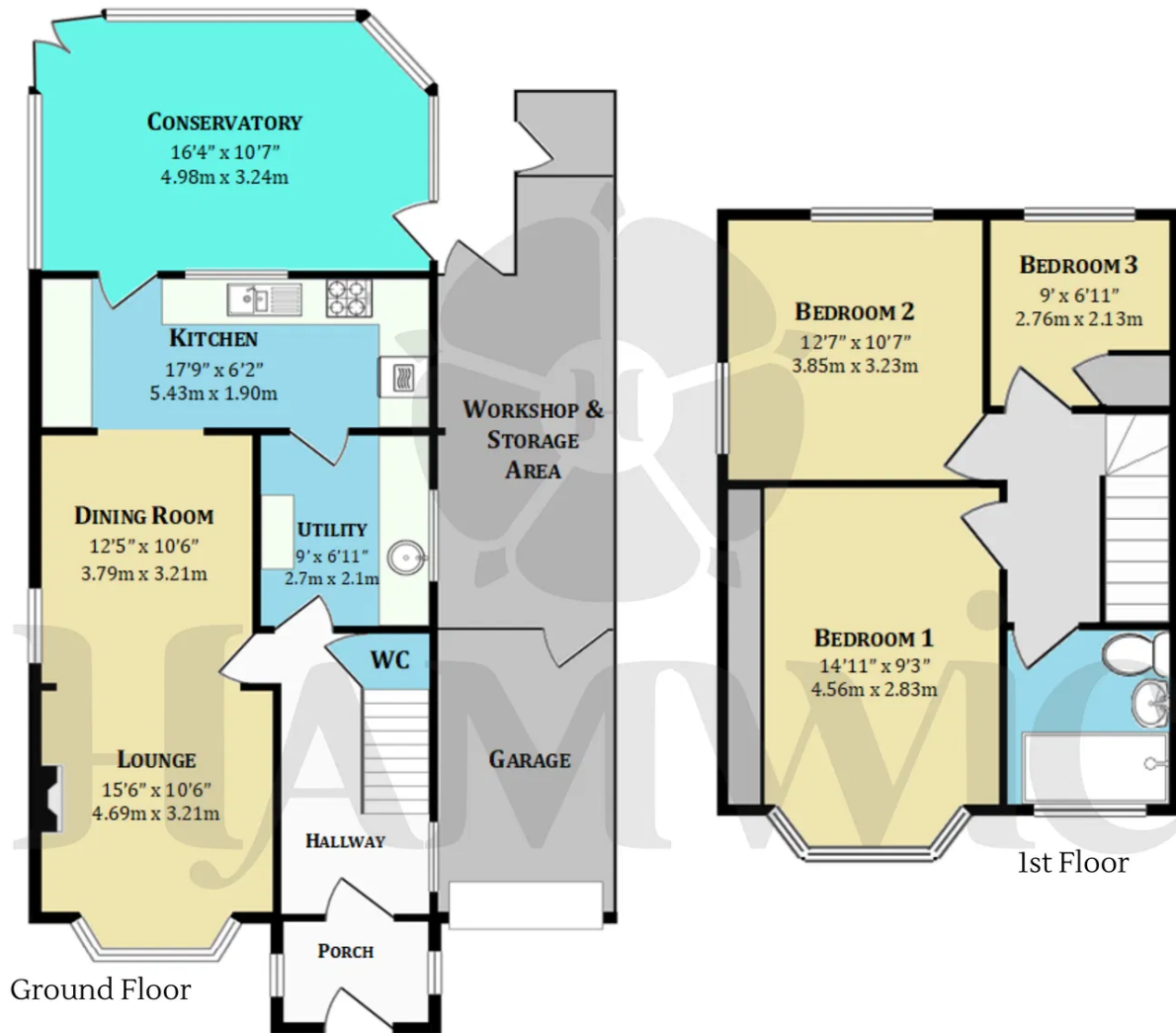
Bedroom Three offers flexibility as a bedroom, nursery or home office.

The family shower room is fitted with a shower cubicle, wash hand basin and WC.

Outside - To the rear, the property enjoys a pleasant and well-maintained garden, with a paved patio seating area, lawn, established planted borders, outside tap, and garden shed.

A real standout feature is the covered side access leading into the timber workshop and garage, offering excellent storage, hobby or workspace, with power and lighting.

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All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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