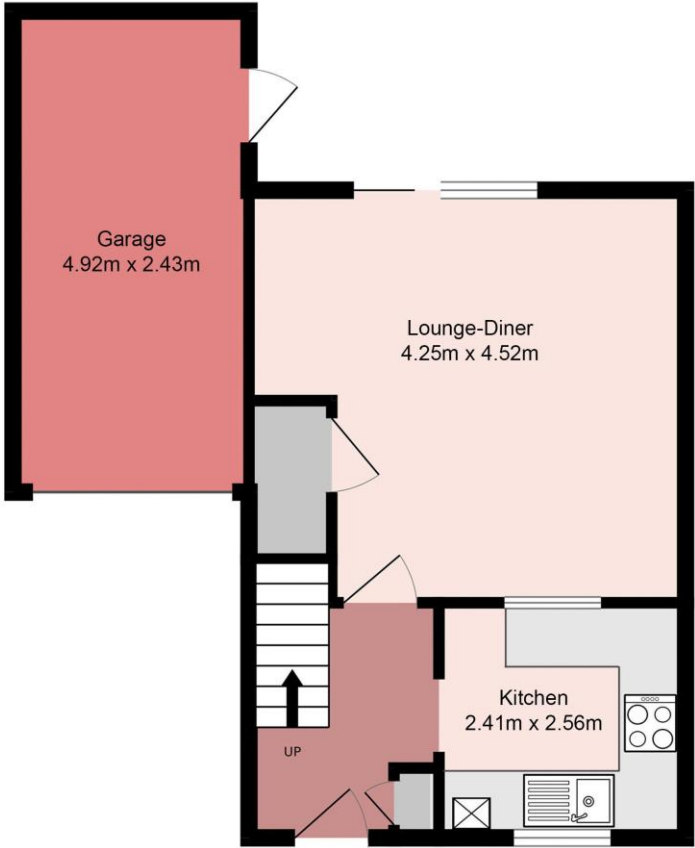




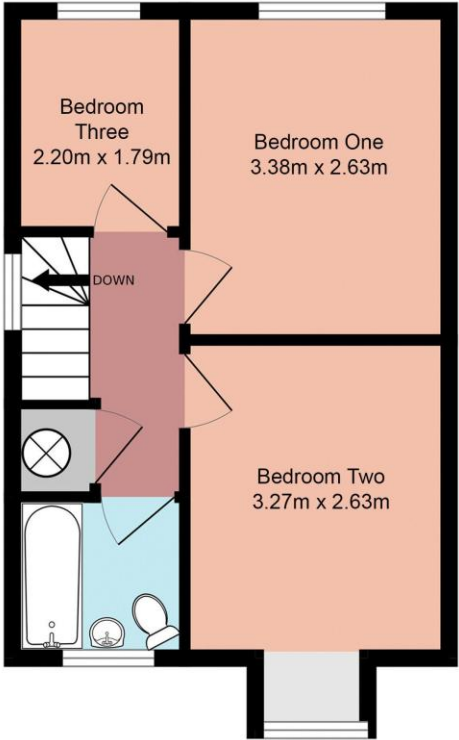
22, Itchin Close, Totton, SO40 8TU  
£349,950

**brantons**

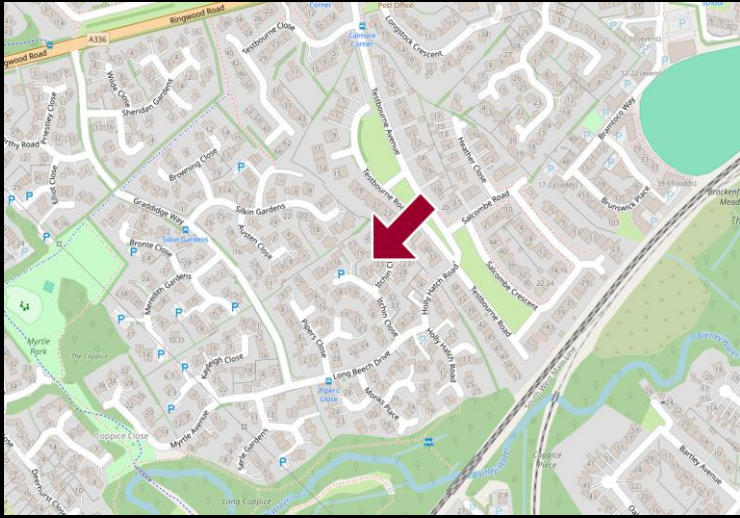




Ground Floor  
42.3 sq.m. approx.



1st Floor



Accommodation

Lounge-Diner 13' 11" x 14' 10" (4.25m x 4.52m)  
Kitchen 7' 11" x 8' 5" (2.41m x 2.56m)  
Bedroom One 11' 1" x 8' 8" (3.38m x 2.63m)  
Bedroom Two 10' 9" x 8' 8" (3.27m x 2.63m)  
Bedroom Three 7' 3" x 5' 10" (2.20m x 1.79m)  
Bathroom 5' 10" x 5' 5" (1.78m x 1.66m)  
Garage 16' 2" x 8' 0" (4.92m x 2.43m)

Property

Tucked away in a quiet cul-de-sac in West Totton, this well-presented three-bedroom family home offers modern living with excellent outdoor space and convenient parking. The property features a bright and spacious lounge-diner, ideal for both relaxing and entertaining, with serving hatch into a contemporary kitchen that is finished to a sleek modern standard, providing a practical and stylish space for everyday cooking. Upstairs, there are three bedrooms, including two well-proportioned doubles and a versatile third room ideal as a child’s bedroom, home office or nursery. A modern family bathroom completes the first-floor accommodation. Externally, there is a driveway leading to the garage, offering off-road parking and useful storage. To the rear, the generous garden is thoughtfully arranged with a lawn, and patio seating area, beneath an awning, creating a fantastic space for outdoor dining or entertaining during the summer months. 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

- Link Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge-Diner
- Modern Kitchen
- Family Bathroom

- Driveway Parking
- Garage
- Additional Resident's Parking
- Rear Garden with Lawn and Patio Seating
- Quiet Cul-de-sac Location

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: 1.9 miles  
Southampton Airport: 11.2 miles  
Southampton City Centre: 5.2 miles  
New Forest Park Boundary: 1.0 miles  
Train Stations Ashurst: 3.6 miles  
Totton: 1.4 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) After approximately 1 mile, take the fifth left into Graddidge Way. 5) Continue on until you can go no further and turn left onto Long Beech Drive. 6) Take the second left into Itchin Close.

Energy Performance

Energy performance certificate (EPC)

22, Itchin Close Totton SOUTHAMPTON SO40 8TU	Energy rating <b>D</b>	Valid until: 3 November 2026 Certificate number: 9645-2889-7095-9206-4671
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Property type Semi-detached house  
Total floor area 61 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 D. It has the potential to be B.  
[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 B
39-54	E		
21-38	F		
1-20	G		



