



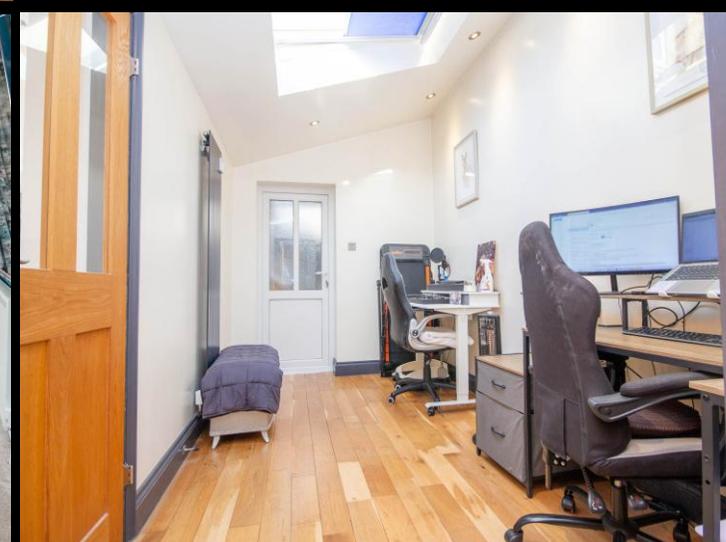
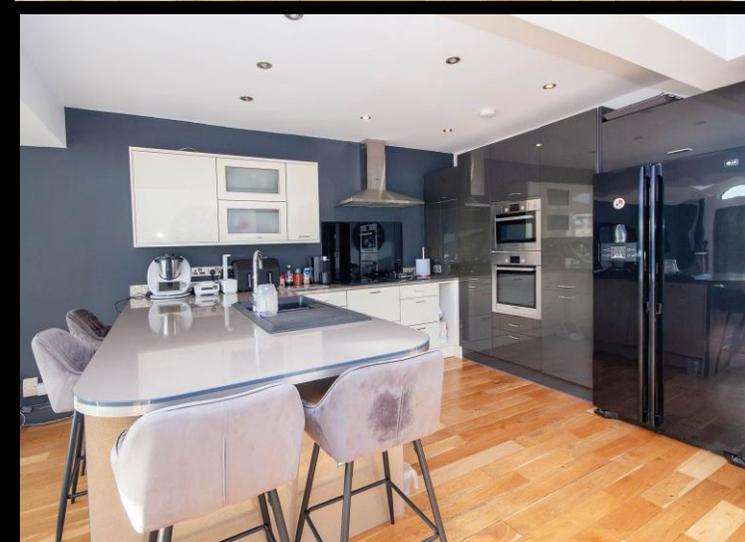
35, Westfield Road, Totton, SO40 3JL

£525,000

brantons

Features

- Extended Detached Character Home
- Three Bedrooms
- Reception Room With Bay Window
- Impressive Open-Plan Living Area
- Luxury Kitchen with Fitted Appliances
- Study, Downstairs Wet Room & Family Bathroom
- Solar Panels (Owned Outright) With Battery Storage Facility
- UPVC Triple Glazing Installed
- Ample Driveway Parking & 22ft Garage With Integral Access
- Private South-Westerly Facing Garden With Timber Cabin



Property

Brantons Independent Estate Agents are pleased to present for sale this detached character home situated in a highly desirable residential road within central Totton.

The ground floor accommodation is comprised of an impressive open-plan living-kitchen area with 'Origin' bi-fold doors pleasantly overlooking the garden. The rear portion of the ceiling is vaulted with skylights and gable end window.

There is also solid oak flooring and a Danish Heta stove with flu. The 'Wren' kitchen has a range of fitted Bosch appliances with plenty of work surface and storage space. Furthermore, there is a generously sized reception room with bay window, a luxury wet room, and a study, ideal for those working from home or to use as a dedicated hobby room.

The first floor consists of three bedrooms as well as a spacious family bathroom. At the front of the property is driveway parking for several vehicles leading to a 22ft garage with integral access and there is also an electric vehicle charging point.

At the rear of the property is a private South-Westerly facing garden which features a timber cabin, shed and a large patio seating area which is ideal for al-fresco dining during the summer months.

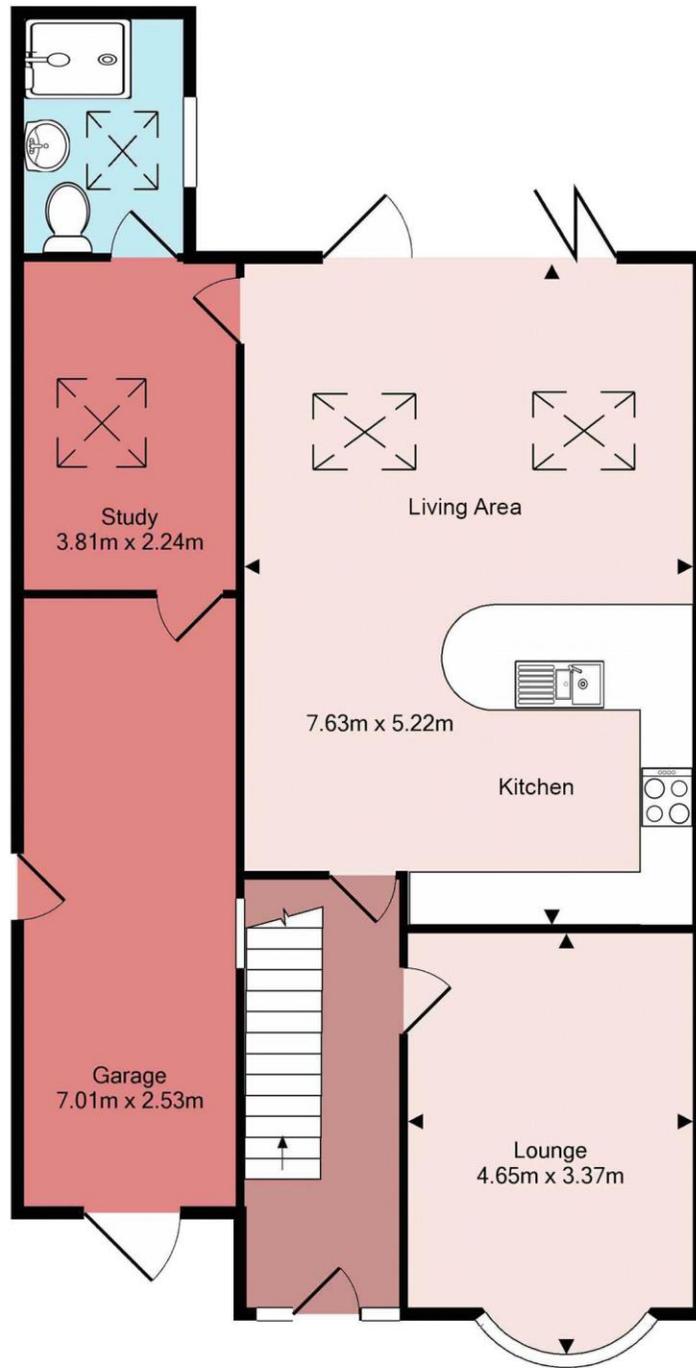
An early internal inspection will be necessary to fully appreciate the location and accommodation offer.



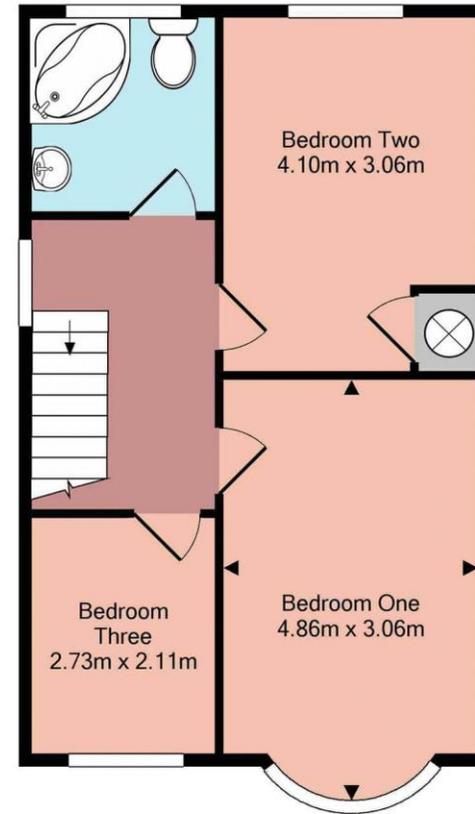
Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor



1st Floor

Accommodation

Lounge 15' 3" x 11' 1" (4.65m x 3.37m)

Living Area/ Kitchen 25' 0" x 17' 2" (7.63m x 5.22m)

Study 12' 6" x 7' 4" (3.81m x 2.24m)

Downstairs Shower Room 9' 0" x 6' 4" (2.74m x 1.93m)

Bedroom One 15' 11" x 10' 0" (4.86m x 3.06m)

Bedroom Two 13' 5" x 10' 0" (4.10m x 3.06m)

Bedroom Three 8' 11" x 6' 11" (2.73m x 2.11m)

Bathroom 7' 2" x 6' 9" (2.18m x 2.05m)

Garage 23' 0" x 8' 4" (7.01m x 2.53m)





Directions

1) From our office head west on Water Lane. 2) Take the first right in to Westfield Road. 3) The property will be found on the left hand side.

Distances

Motorway: 1.2 miles
 Southampton Airport: 8.5 miles
 Southampton City Centre: 4.5 miles
 New Forest Park Boundary: 2.1 miles
 Train Stations
 Ashurst: 4.6 miles
 Totton: 0.7 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: D
 Tenure Type: Freehold
 School Catchments
 Infant: Lydlynch
 Junior: Abbotswood
 Senior: Testwood

Energy Performance

Energy performance certificate (EPC)

35, Westfield Road Totton SOUTHAMPTON SO40 3JL	Energy rating	Valid until:	29 March 2026
	C	Certificate number:	7508-5004-7217-4636-6984
Property type	Detached house		
Total floor area	120 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 C. 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

