



17 Morpeth Avenue | £395,000  
Totton, Southampton, SO40 3QF







17 Morpeth Avenue  
Totton, Southampton, SO40 3QF

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk





## Summary

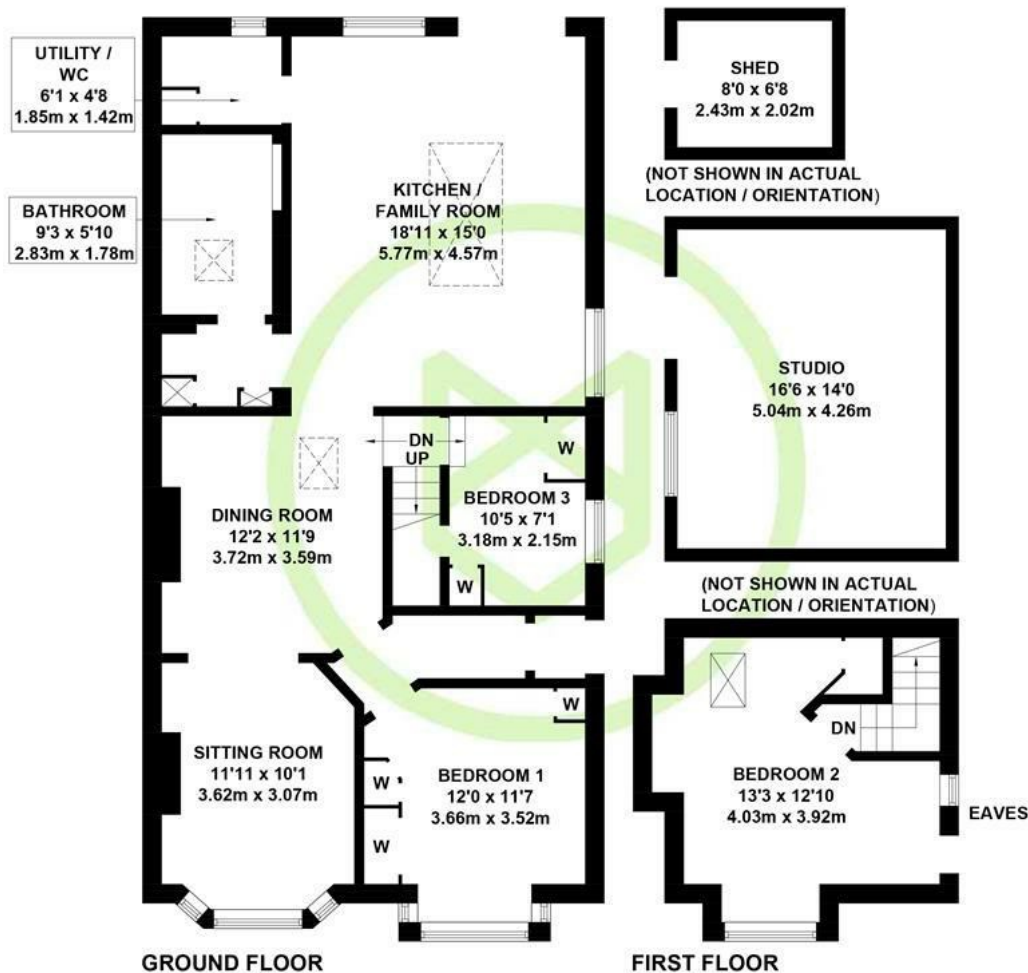
This spacious and versatile family home is conveniently positioned within walking distance of a wide range of amenities in Totton town centre as well as commuter links. The accommodation offers three bedrooms with an optional fourth bedroom depending on the configuration, complemented by three receptions which include the generous 'live in' kitchen and dining area creating a social family space. One of the bedrooms is situated on the first floor with a family bathroom on the ground floor. Outside there is ample parking with the well tended and enclosed rear garden offering various areas to sit and relax. A large brick built studio/home office is fitted with power and light with two additional timber garden sheds for storage.

## Features

- A spacious and versatile semi detached chalet style home
- Three bedrooms with an optional fourth bedroom
- Impressive open plan 'live in' kitchen and dining area with separate utility/wc
- Two additional reception rooms
- Ground floor family bathroom
- Off road parking on the driveway
- Enclosed and private rear garden
- Large brick built home office / studio
- Two timber garden sheds
- Easy access to Totton town centre and amenities

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 986 SQ FT / 91.6 SQ M  
FIRST FLOOR = 188 SQ FT / 17.5 SQ M  
OUTBUILDINGS = 284 SQ FT / 26.4 SQ M  
TOTAL = 1458 SQ FT / 135.5 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1275214)

# 17, Morpeth Avenue, Totton, Southampton, SO40 3QF

## Ground Floor

A small porch with secure inner door opens into the entrance hall with hanging space for coats. To the left, bedroom one overlooks the front aspect via a bay window and boasts an extensive range fitted storage. A central family/dining room provides a useful reception area with sliding doors to the adjoining sitting room or optional bedroom four. An inner hall accesses the stairs to the first floor and bedroom three with fitted storage. The impressive open plan 'live in' kitchen and dining area creates the social hub of the home with ample space for seating, French doors to the garden and a glazed canopy flooding the room with natural light. A range of oak fronted wall and base units are complemented by stone effect worksurfaces and a large central island. Integrated appliances include an eye level oven, microwave, dishwasher, four burner electric hob and filter hood over. The adjoining utility room and cloakroom offers additional plumbing and space for white goods as well as housing the gas fired boiler with a wc and wash basin. A storage recess is fitted with cupboards and space for a free standing fridge freezer. The family bathroom comprises a corner bath with shower over, separate shower cubicle, wash basin and wc.

## First Floor

The first floor double bedroom enjoys a dual aspect and benefits from eaves storage.

## Parking

The neatly edged driveway provides off road parking with a pathway extending to side gates into the rear garden

## Outside

Secure side gates access the well tended and private rear garden which feature's a raised decking area and patio ideal for entertaining. A shaped central lawn is flanked by well stocked and established borders creating a pleasant back drop. Outbuildings include two timber sheds and a large brick built studio/home office fitted with power and light.

## Location

Totton is situated 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. A nature reserve just at the end of the cul-de-sac offers the perfect spot for dog walking.

## 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 Posiiton

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Oakfield Primary School

## Secondary School

Testwood School

## 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.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

