

# Spotlight

24 Radleigh Gardens, Totton, Southampton,  
Hampshire SO40 8XS

 3  3  2



**£395,000**

\*\*\* Cul de sac position \*\*\* modern three bedroom detached house \*\*\* en-suite to master \*\*\* Integral garage \*\*\* off road parking \*\*\* Kitchen & Utility \*\*\* Downstairs WC \*\*\* Lounge \*\*\* Dining room \*\*\* hazel farm \*\*\* double glazing \*\*\* gas central heating \*\*\* convenient location near local schools, shops and amenities \*\*\*

## Your New Home...

Spotlight are delighted to offer this spacious and well presented detached family home set in a highly sought after cul-de-sac in Totton close to both the New Forest and Southampton. An attractive, detached, family home -  
Ensuite to the Master - Separate living room and dining room - Easy to maintain garden - Integral single garage - Off street parking. A really great house that has been thoughtfully renovated to make a fantastic home.

### Location

A wide range of amenities are close at hand including schooling, Morrisons Superstore and a children's play park. Easy access is available to the M27 and the New Forest and the waterside is close by, an ideal position to work from home and then get outside in the fresh air.

The nearby town centre of Totton offers a comprehensive range of amenities including a recreation centre and mainline railway station with links to Southampton, London, Bournemouth.

### Information

EPC - C

Council Tax New Forest District Council - Band D

Closest Train station - Totton;  
1h 30 min to London Waterloo  
6 mins to Southampton Central  
48 mins to Bournemouth

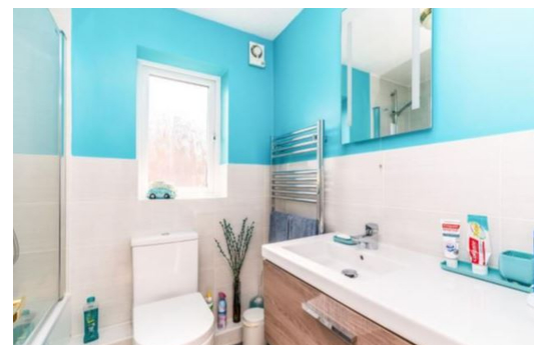
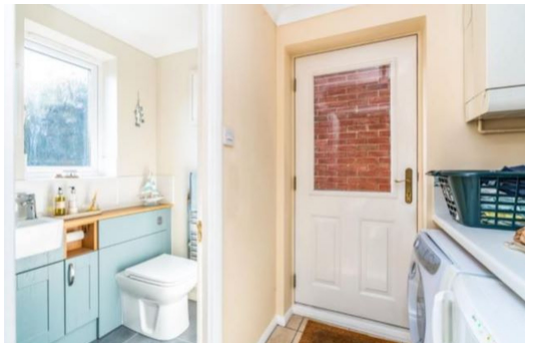
### Local Schools

Aged 4-6 - Calmore Infant School

Aged 7-10 Calmore Junior School

Aged 11-16 Hounslow School / Testwood Sports College






# The Floorplan



# And EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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