



Locks Heath Park Road | Locks Heath | SO31 6NA

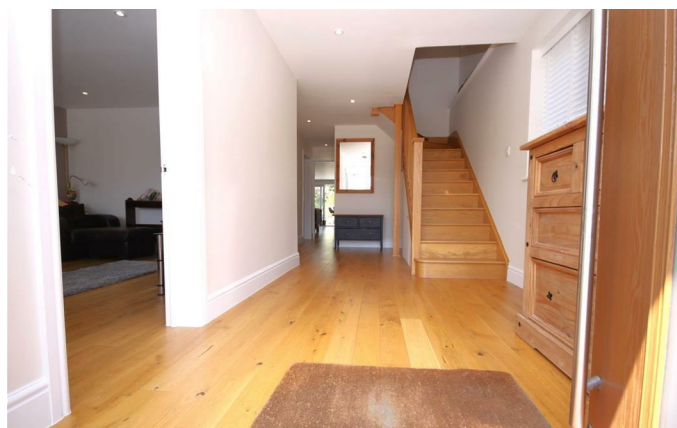
Asking Price £715,000



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W&W are delighted to offer for sale this extremely well presented & refurbished four bedroom detached chalet style house. The current owner extensively re-modelled and renovated the property to the highest standard in 2018. It is now a beautiful family home, which benefits from flexible accommodation approaching 2000 sq ft, with living, bathing and sleeping space arranged over both floors. The property boasts four double bedrooms, lounge, impressive open plan kitchen/dining/family room, utility room, modern downstairs shower room, modern family bathroom & modern en-suite shower room to the main bedroom. The property sits on an enviable 0.15 acre plot providing an impressively sized rear garden & ample driveway parking.

Locks Heath Park Road is arguably one of the most desirable roads in Locks Heath, providing a variety of amenities conveniently on your doorstep. Locks Heath shopping centre, doctors surgery & Locks Heath Junior & Infant schools are all within a 15 minute walk. Excellent transport links including bus route, Swanwick train station, A27 & M27 are also easily accessible.







An impeccable detached chalet-style home is situated in a non-estate position

Enjoying a large west facing plot (0.15 acres)

Versatile living accommodation of approx. 2000 Sq.Ft

No chain ahead

'2018' Fully refurbished throughout to excellent standards

Welcoming entrance hall enjoying engineered hardwood flooring, whilst a solid oak staircase rises to the first floor creating an instant wow factor

The engineered hardwood flooring flows through into the lounge, kitchen/dining/family room & study/bedroom four

Lounge with window to the front

Impressive 25ft triple aspect open plan kitchen/dining/family room enjoying sliding doors opening out onto the rear garden & under-floor heating

Modern kitchen boasting matte units, marble worktops & large central island unit with oak wood worktop

Integrated appliances include 'Neff' include two built-in ovens, microwave, fridge freezer, dishwasher, an electric hob and a wine cooler

Utility room providing additional storage space & plumbing for additional appliances

Study/bedroom four with window to the side



Tenure: Freehold

EPC Rating: E

Council Tax Band: E



Modern downstairs shower room comprising three piece white suite & attractive tiling

Stunning oakwood staircase with bespoke fitted storage cupboards

Main bedroom enjoying feature Velux window, walk in wardrobe & en-suite

Modern en-suite shower room comprising three piece white suite & attractive tiling

Two additional double bedrooms to the first floor with one benefitting from a Velux window & walk in bay window

Modern family bathroom comprising three piece white suite

Feature made to measure shutters to the lounge, main bedroom & second bedroom all to remain

Replacement 'Worcester Bosch' boiler



Impressively sized 100ft westerly facing rear garden majority laid to lawn enjoying large 'Indian Sandstone' paved patio perfect for alfresco dining with outside power points

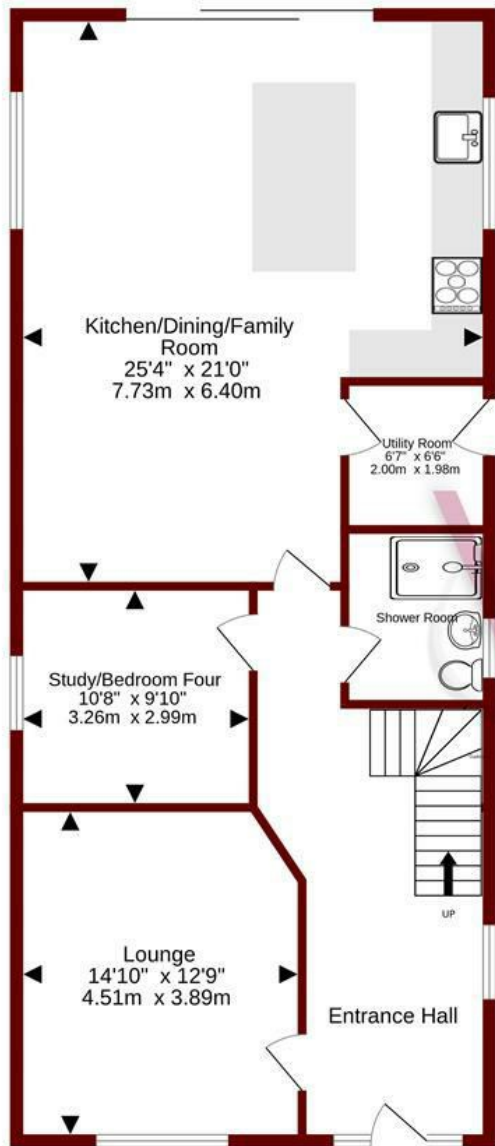
There are three sheds and a greenhouse included

Driveway providing parking for multiple vehicles

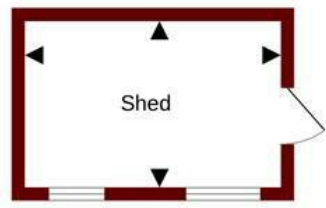
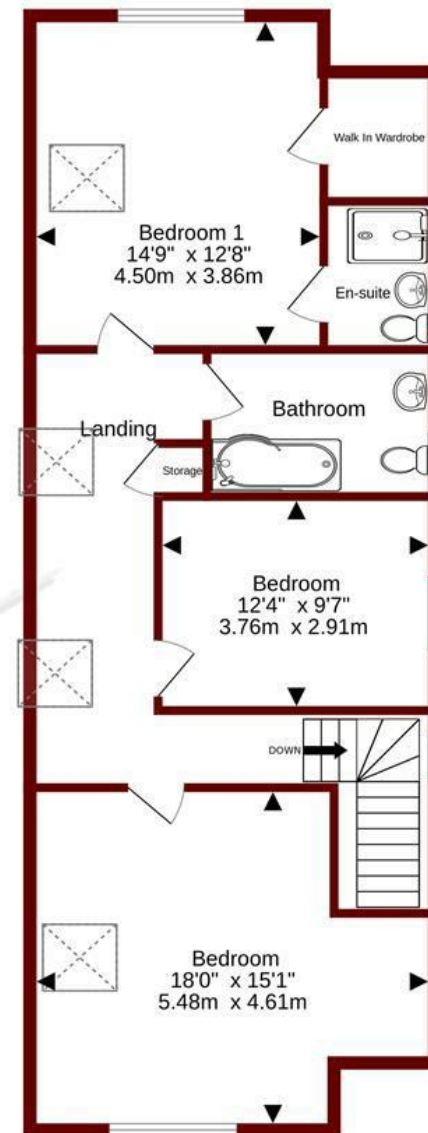
The property benefits from UPVC double glazing (guarantee until 2028), gas central heating via a boiler installed in 2018) and a full rewire (2018) that includes ethernet connections to all main rooms and bedrooms



Ground Floor
1145 sq.ft. (106.4 sq.m.) approx.



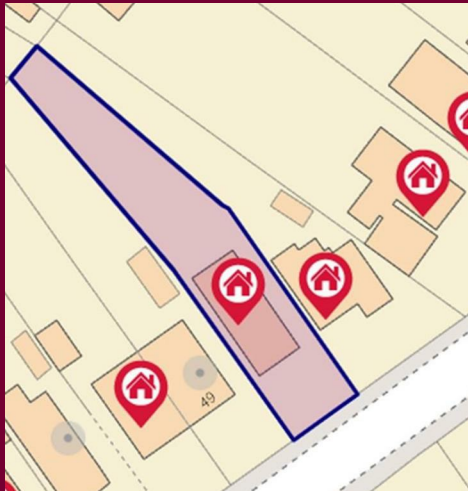
1st Floor
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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