



3 Cardinal Way, Locks Heath, SO31 6RT

Asking Price £530,000



Cardinal Way |
Locks Heath | SO31 6RT
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W&W are delighted to offer for sale this well presented & extended three bedroom detached bungalow situated in a popular cul de sac location. The property boasts three bedrooms, lounge, kitchen/dining room, shower room & en-suite shower room to the main bedroom. The property also enjoys front & rear gardens as well as a garage & ample driveway parking.

Cardinal Way is a quiet cul de sac location in Locks Heath, the local park and tennis club is just around the corner and also provides a short-cut to the local shop. The local schools, Locks Heath & St Johns CofE, are both less than a mile away as is Locks Heath Centre with a variety of shops and amenities.





Well presented & extended three bedroom detached bungalow

Enviably plot providing front & rear gardens

Entrance hall boasting built in airing cupboard

17'11ft lounge with feature bay window & centrepiece fireplace with inset gas fire

Dual aspect kitchen/dining room with a range of wall/base units & space for oven/hob, dishwasher & fridge/freezer

Main bedroom boasting patio doors opening out onto the rear garden & en-suite

Modern en-suite shower room comprising three piece white suite with feature walk in power shower & underfloor heating

Two additional bedrooms with one benefitting from built in wardrobes

Wet room comprising two piece white suite, walk in power shower & underfloor heating

Rear enclosed landscaped garden majority laid to raised lawn with mature shrubbery/display flower beds, paved patio, rear access & shed to remain

'In our opinion' the garden offers a great degree of privacy backing onto woodland/locks heath park

Front garden majority laid to shingle with display shrubbery

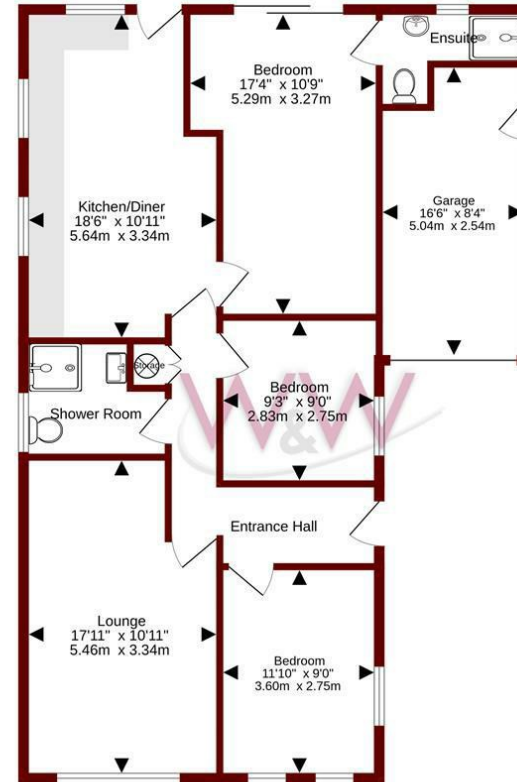
Garage with power & lighting

Driveway parking for several vehicles

AGENTS NOTE - The vendor informs us that full planning application was submitted and approved for a single storey extension with the planning reference number - P/22/1018/FP



Ground Floor
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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