



Raley Road | Locks Heath | SO31 6PD

Asking Price £750,000



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W&W are extremely delighted to offer for sale this extended & vastly improved five bedroom detached family home. The property enjoys over 2300 Sq.Ft providing five double bedrooms, lounge, open plan kitchen/dining room, family room, utility room, downstairs cloakroom, modern family bathroom & two modern en-suites. The property also benefits from a beautifully landscaped rear garden, garage & block paved driveway providing parking for multiple vehicles.

Raley Road is a highly sought after location. Local Schools, shops and other amenities are situated within walking distance, also close by is Locks Heath shopping centre and excellent transport links including M27, A27, Swanwick Train Station and Southampton Airport.







Beautifully presented & extended five bedroom detached family home

Living accommodation of over 2300 Sq.Ft

Welcoming entrance hall enjoying large built in cloak and shoe cupboard, understairs storage cupboard & engineered wood flooring flowing into the family room & dining room

19'9ft lounge with centrepiece fireplace with inset log burner & walk in bay window with made to measure shutters to remain

Impressive open plan kitchen/dining room with bi-folding doors opening out onto the garden, bi-folding window & internal bi-folding doors into the family room

Modern kitchen enjoying high gloss units & Corian worktops

Integrated appliances include five ring gas hob, 'Neff' double oven, microwave, dishwasher, water softener & space for fridge/freezer

Utility room providing additional storage space & plumbing for additional appliances

Downstairs cloakroom comprising two piece suite

Feature underfloor heating throughout the ground floor (except the lounge), family bathroom & both en-suites

Galleried landing

Main bedroom benefitting from walk in wardrobe with lighting & fitted shelving/hanging/drawer space & modern en-suite



Tenure: Freehold

EPC Rating: C

Council Tax Band: E -

£2521.93 Per Annum



Modern en-suite shower room comprising four piece white suite with feature twin sinks, low profile double shower cubicle tray & attractive wall/floor tiling

Guest bedroom benefitting from modern en-suite shower room comprising three piece white suite & attractive tiling

Three additional double bedrooms with one benefitting from built in wardrobes, another benefitting from a cabin bed with steps to remain and two enjoying vaulted ceilings

Modern family bathroom comprising four piece white suite & attractive wall/floor tiling

Stunning landscaped rear garden enjoying large paved patio area with lawn, raised artificial lawn with decked sun terrace, display flower/shrubbery beds & two sheds to remain

Garage with power & lighting

Block paved driveway accessed via a five bar gate providing parking for multiple vehicles & car charging point

ADDITIONAL INFORMATION -

Property construction - Timber & Brick Built

Electricity supply - Mains

Water supply - Mains



Sewerage - Mains

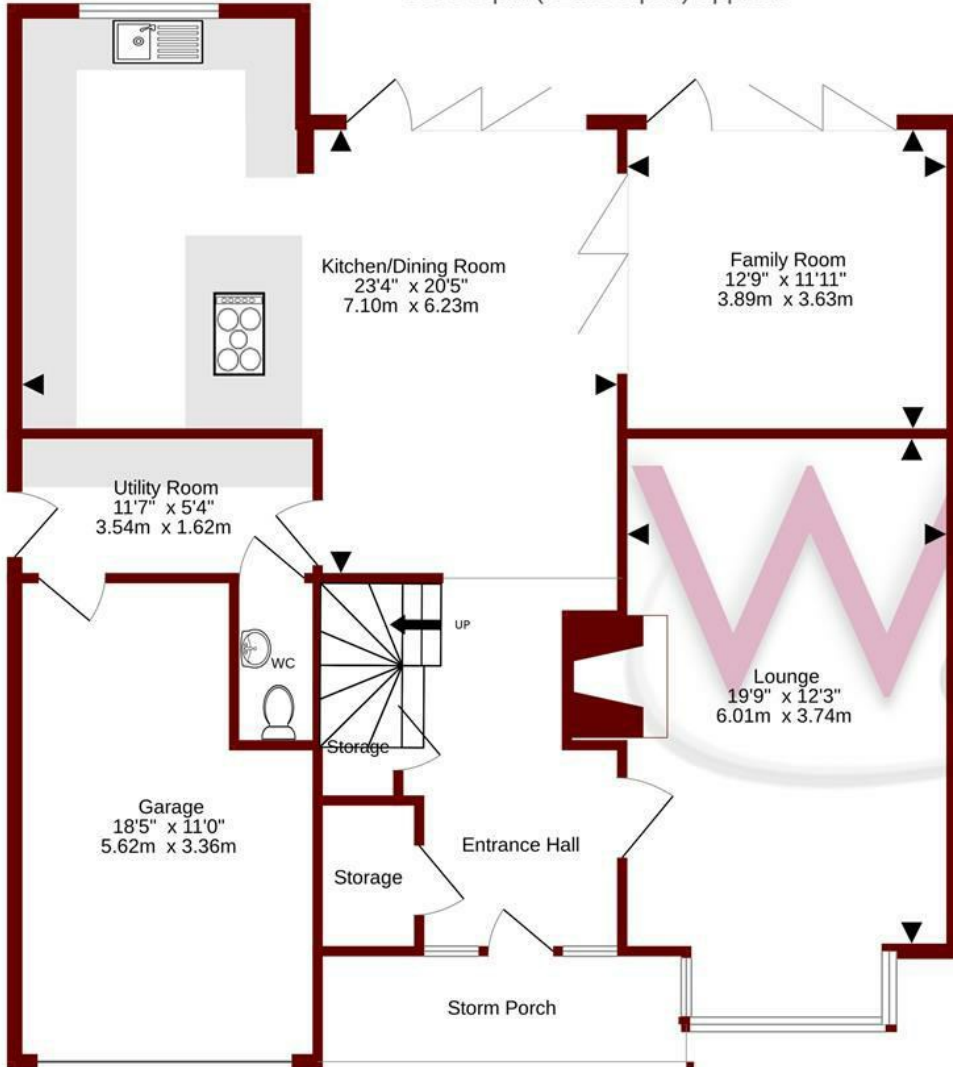
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT and is connected via Cable

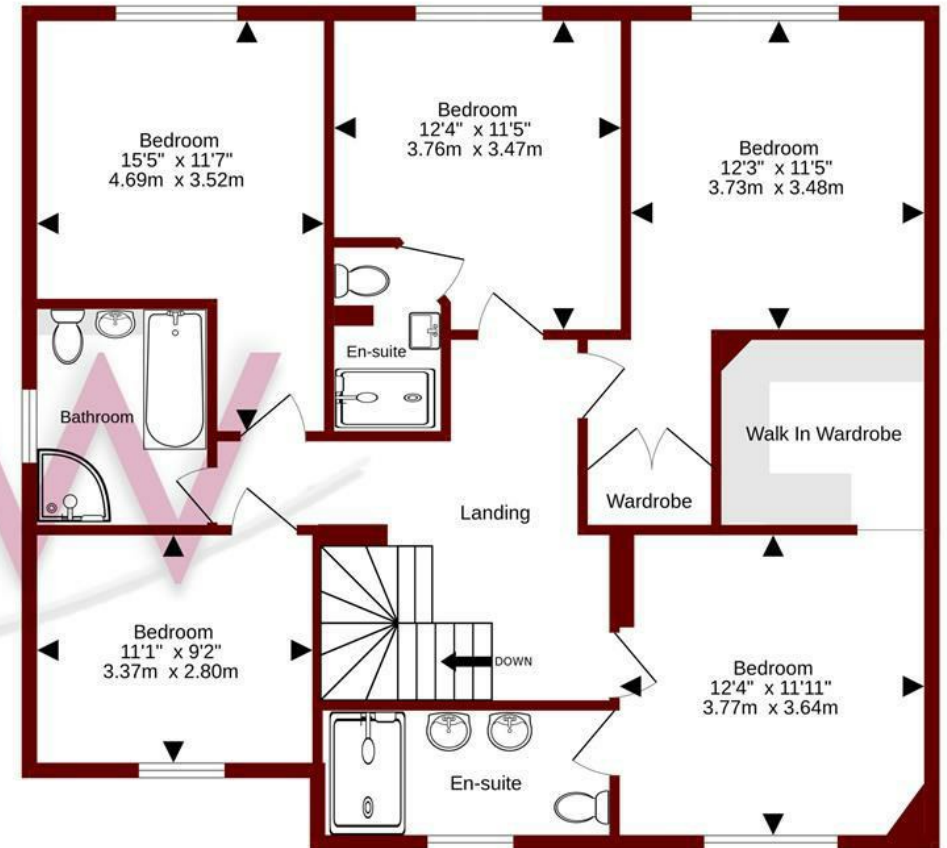
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground Floor
1305 sq.ft. (121.3 sq.m.) approx.



1st Floor
1062 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 2367 sq.ft. (219.9 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		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

20e Bridge Road
 Park Gate
 Southampton
 Hampshire
 SO31 7GE
 01489 577990

parkgate@walkerwaterer.co.uk
 www.walkerwaterer.co.uk