



Locks Heath Park Road | Locks Heath | SO31 6LZ

Asking Price £685,000





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W&W are delighted to offer for sale this extremely well presented & improved three bedroom detached bungalow tucked away at the end of a private driveway. The property enjoys three bedrooms, kitchen/dining room, 25'6ft lounge, conservatory, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a beautifully landscaped rear garden, side garden, double garage & driveway parking for ample vehicles.

Locks Heath Park Road is a sought after road in the ever popular village of Locks Heath, amenities are easily accessible including the local convenience store which is just a 5 minute walk away. Locks Heath Centre along with a doctors surgery is a mile away providing a variety of shops and eateries.











Extremely well presented & vastly improved three bedroom detached bungalow situated down a private driveway

Impressive 'B' rating EPC with privately owned solar panels & battery

Welcoming entrance hall enjoying attractive wood effect laminate flooring

Impressively sized 25'6ft lounge with feature centrepiece fireplace, twin windows to the front, tilting double doors opening out onto the rear garden & internal oak bi-folding doors into the conservatory

Glass roof conservatory enjoying tilting windows, door opening out onto the garden & radiator providing all year round use

Kitchen/dining room boasting built in double oven, hob, water softener to remain & space for additional appliances

Main bedroom benefitting from bespoke fitted 'Ernest Smith' wardrobes, chest of drawers & bedside tables

Impressive vaulted ceiling with beams to the main bedroom

Modern '2023' re-fitted en-suite shower room comprising three piece with feature large shower cubicle tray & attractive wall/floor tiling

Two additional double bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising four piece white suite with feature corner jacuzzi style spa bath & attractive wall tiling

Replacement oak internal doors throughout



Tenure: Freehold

EPC Rating: B

Council Tax Band: E -

£2,521.93 Per Annum

Beautifully landscaped rear garden majority laid to lawn with decked sun terrace, shingled area, paved patio, display flower & shrubbery

Summer house with power/lighting & covered terrace

'In our opinion' the garden offers a great degree of privacy

Side garden enjoying flowers/shrubbery

Double garage with power, lighting & replacement electric roller remote control door

Driveway parking for multiple vehicles & electric vehicle charge to remain

#### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains with privately owned solar panels and battery storage

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement 'Vaillant' combination boiler







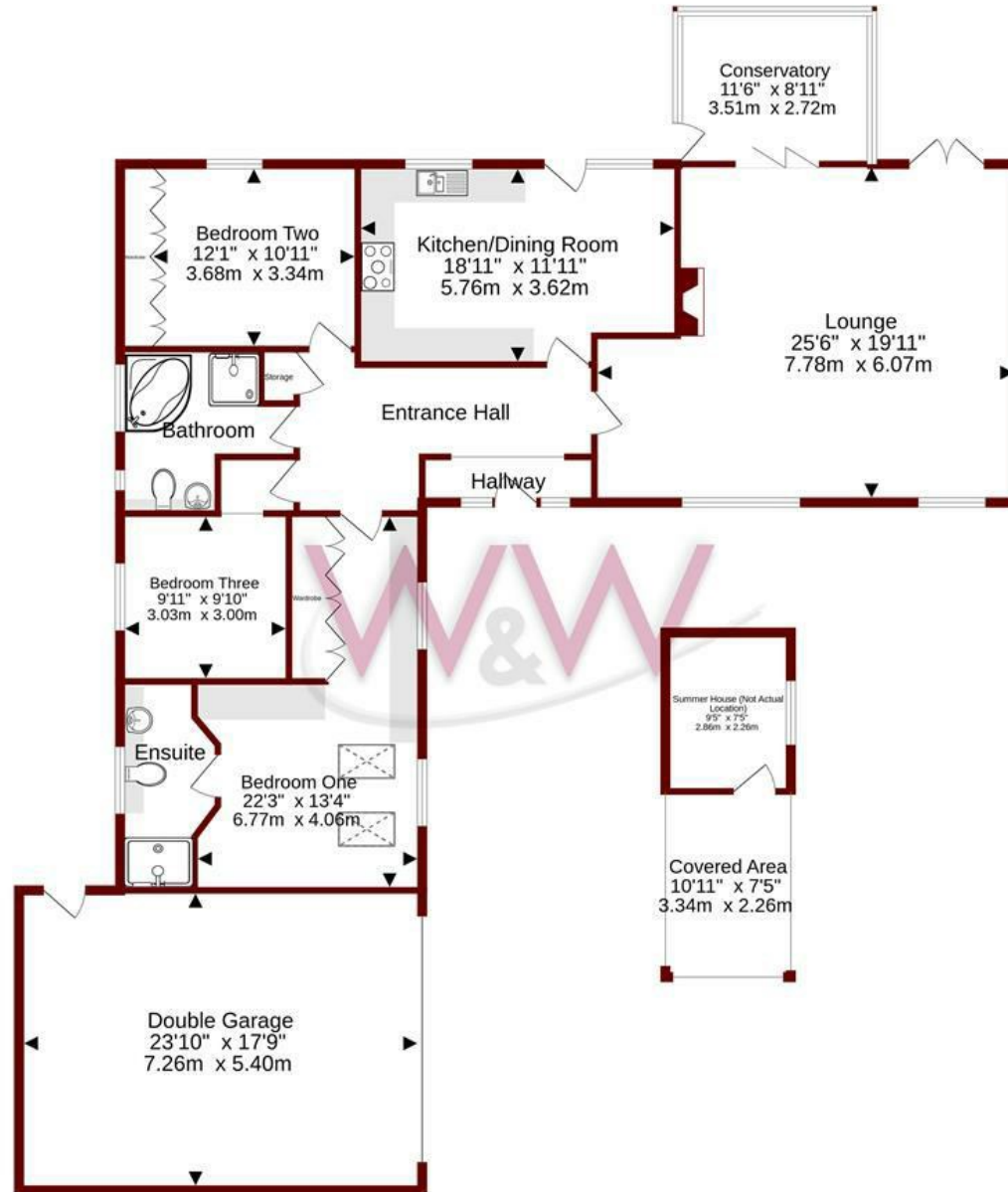
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky. The property currently operates on wi-fi and Ethernet cables and ports in the lounge and 2 of the bedrooms

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/>



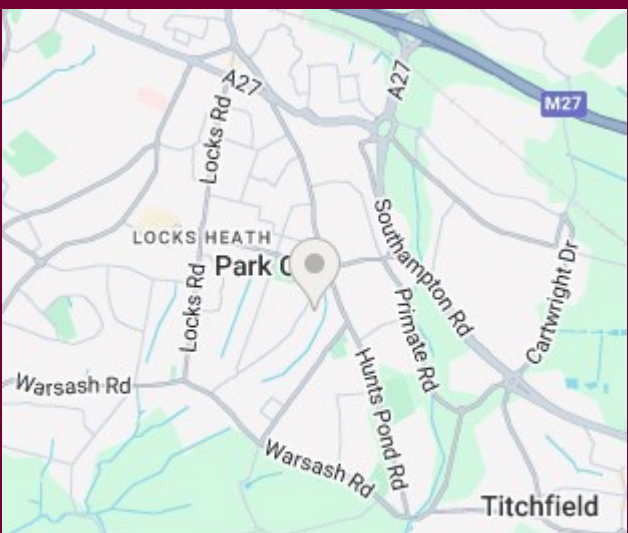
Ground Floor  
2141 sq.ft. (198.9 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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			
(92-100) A			
(81-91) B		82	84
(69-80) C			
(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		

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