



1 Lavender Grove, Locks Heath, SO31 6DD

Asking Price £389,995



Lavender Grove |
Locks Heath | SO31 6DD
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W&W are delighted to offer for sale this beautifully presented three bedroom semi detached home situated in a small development. The property boasts three bedrooms, modern kitchen/dining/family room, lounge, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a landscaped garden & carport parking.

Lavender Grove is situated within close proximity to local schools and shops, including Locks Heath Centre with a large Waitrose, post office, hair dressers and plenty of other amenities. Excellent transport links are easily accessible with the A27 & Swanwick train station just up the road. Also within walking distance is Park Gate and Locks Heath Primary Schools, while Brookfield Senior School is just over a mile away.





Beautifully presented three bedroom semi detached home

No chain ahead

Situated in a small development

Welcoming entrance hall boasting wood effect flooring flowing into the lounge

Lounge with window to the front

Open plan kitchen/dining/family room with double doors opening out onto the landscaped garden

Modern re-fitted kitchen boasting solid stone worktops & attractive matte cabinets

Integrated appliances include single oven, microwave, fridge/freezer & space/plumbing for washing machine

Downstairs cloakroom comprising contemporary two piece suite

Galleried landing enjoying built in storage cupboard

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped garden majority laid to paved patio with circular display shrubbery areas, shed to remain & side access

Carport & allocated parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

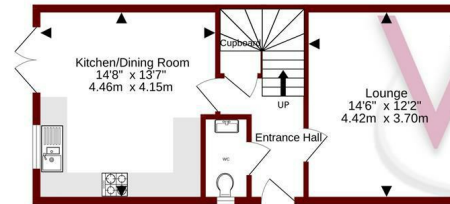
Broadband - There is no broadband connected to the property

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

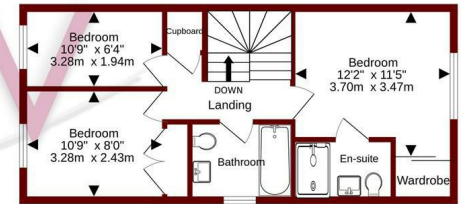
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
705 sq.ft. (65.5 sq.m.) approx.



1st Floor
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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	84	86
(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	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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