



23 Hollybrook Gardens, Locks Heath, SO31 6WH

Asking Price £450,000





Hollybrook Gardens |  
Locks Heath | SO31 6WH  
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W&W are delighted to offer for sale this well presented four bedroom detached family home situated in a tucked away position within a sought after location. The property boasts four bedrooms, lounge, kitchen, dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property sits on an enviable corner plot providing front & rear gardens as well as a single garage and driveway parking.

Hollybrook Gardens is situated within walking distance to the amenities of Park Gate & Locks Heath providing a variety of shops & eateries including Waitrose. Swanwick train station is also easily accessible, as is A27 & M27.







Well presented four bedroom detached family home situated in a tucked away position within a sought after location

Enviably corner plot providing front & rear gardens

Entrance hall enjoying porcelain tiled flooring flowing into the kitchen & downstairs cloakroom

Spacious lounge enjoying built in understairs storage cupboard & patio doors opening out onto the rear garden

Kitchen benefitting from built in double oven, hob with space for additional appliances

Dining room with window overlooking the garden

Modern re-fitted downstairs cloakroom comprising two piece white suite

Main bedroom with modern en-suite shower room

Three additional bedrooms

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

Rear landscaped garden enjoying paved patio area, decked sun terrace, lawn with display shrubbery/flowers, side space with water butt, compost bin & large storage container to remain

'In our opinion' we feel that the garden offers a great degree of privacy by backing onto open green space

Garage with power & lighting

Driveway parking

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

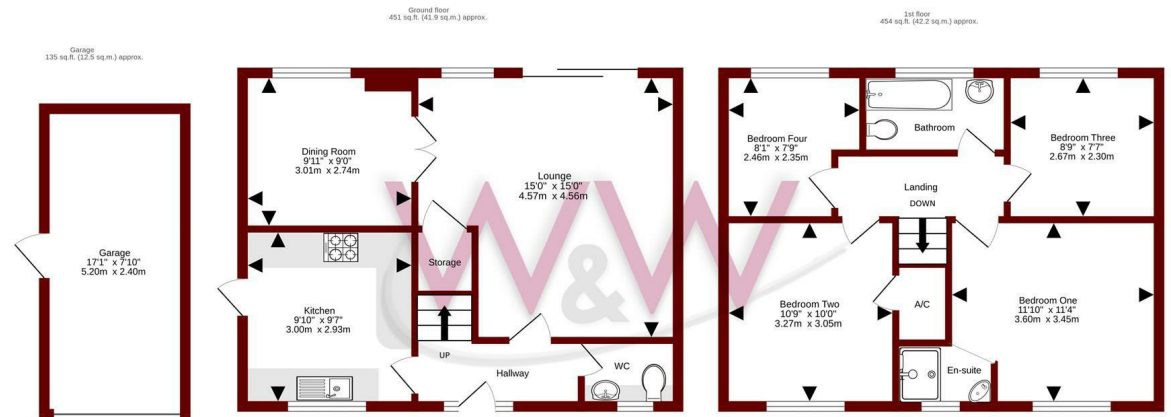
Sewerage - Mains

Heating - Gas central heating

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

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/>



TOTAL FLOOR AREA: 1040 sq.ft. (96.7 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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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