



7 Buttercup Way, Locks Heath, SO31 6DG

Asking Price £389,995



Buttercup Way |
Locks Heath | SO31 6DG
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W&W are delighted to offer for sale this well presented three bedroom detached situated in a tucked away position overlooking woodlands to the front within a quiet cul-de-sac. The property boasts three bedrooms, lounge, dining room, kitchen, study & main bathroom. The property also benefits from a rear landscaped garden, remainder of garage as storage & driveway parking for multiple vehicles.

Buttercup Way is ideally situated with Locks Heath Centre just a 15 minute walk away providing a variety of shops and amenities including a large Waitrose. Tesco express is also within walking distance as are Locks Heath Junior & Infant Schools.





Well presented three bedroom detached family home located in a quiet cul de sac

Situated in a tucked away position overlooking woodlands to the front

No chain ahead

Lounge with window to the front

Dining room with patio doors opening out onto the rear garden

Kitchen enjoying built in oven and hob with space/plumbing for additional appliances

Study with built in storage cupboards

Main bedroom benefitting from built in storage

Two additional bedrooms

Modern main bathroom comprising three piece white suite

Westerly facing landscaped rear garden laid to lawn with display flowers/shrubbery & area laid to paved patio perfect for alfresco dining

Remainder of garage as storage

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

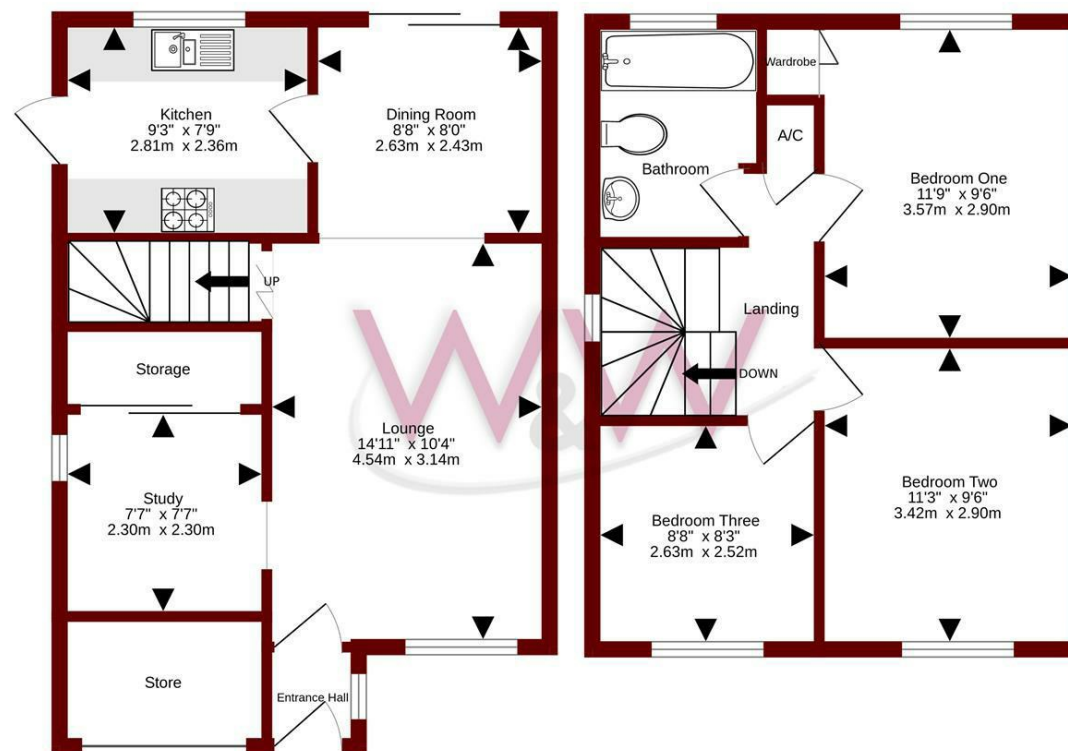
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Ground floor
447 sq.ft. (41.6 sq.m.) approx.

1st floor
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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		
(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 - £2,165 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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