



Richards Close | Locks Heath | SO31 6LN

Asking Price £539,000





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W&W are delighted to offer for sale this beautifully presented, extended & vastly improved two/three bedroom detached house. The property boasts three bedrooms, lounge, kitchen, snug, orangery, downstairs shower room, downstairs cloakroom, utility room & modern family bathroom. The property also benefits from an enviable wrap around garden & driveway parking for multiple vehicles.

Richards Close Road is situated in the heart of Locks Heath with the shopping centre, providing a large Waitrose, eateries & a variety of other amenities, just a 10 minute walk away. Park Gate Primary School is half a mile away & Brookfield Senior School in easy walking distance. Excellent transport links including A27, M27 & Swanwick train station are also easily accessible.











Well presented, extended & vastly improved two/three bedroom detached house

Enviably plot enjoying front, rear & side gardens

Replacement front door opening into welcoming hallway

Matching wood effect laminate flooring flowing throughout the ground floor (except the wet rooms)

Dual aspect lounge with twin picture windows to the front

Open plan kitchen/dining room into the orangery

Orangery style extension with impressive vaulted ceiling, glass roof enjoying electric blinds & double doors opening out onto the rear garden

Dining room with under stairs storage cupboard

Modern re-fitted kitchen

Built in appliances include oven, hob, fridge & dishwasher

Downstairs cloakroom comprising modern two piece white suite

Utility room providing additional storage room

Replacement 'Glow Worm' combination boiler

Bedroom three/office to the ground floor with double doors opening out onto the garden, impressive picture window to the side & blinds on all the windows fitted in such a way that they just pull down if needed as a bedroom

Modern fully tiled wet room comprising three piece white suite & attractive tiling

Replacement carpets flowing up the stairs, landing & both bedrooms to the top





Tenure: Freehold

EPC Rating: D

Council Tax Band: D

floor

Main bedroom enjoying twin windows, twin eaves storage & shutters to remain

Second bedroom also benefitting from built in wardrobes, eaves storage & shutters to remain

Modern re-fitted family bathroom comprising three piece white suite & attractive contemporary grey tiling

UPVC double glazing throughout

Rear landscaped garden enjoying decked sun terrace, area laid to lawn, mature flower/shrubbery borders & mature trees

Summerhouse & wooden shed to remain

Side garden with area laid to lawn & flower/shrubbery borders

Enclosed front garden laid to lawn with paved patio terrace perfect for alfresco dining

'In Our Opinion' all of the gardens offer privacy

Externally the property is wired for electric car charge

Driveway parking for multiple vehicles

**MATERIAL INFORMATION -**

Property construction - Traditional Brick

Electricity supply - Mains

Water supply - Mains







Sewerage - Mains

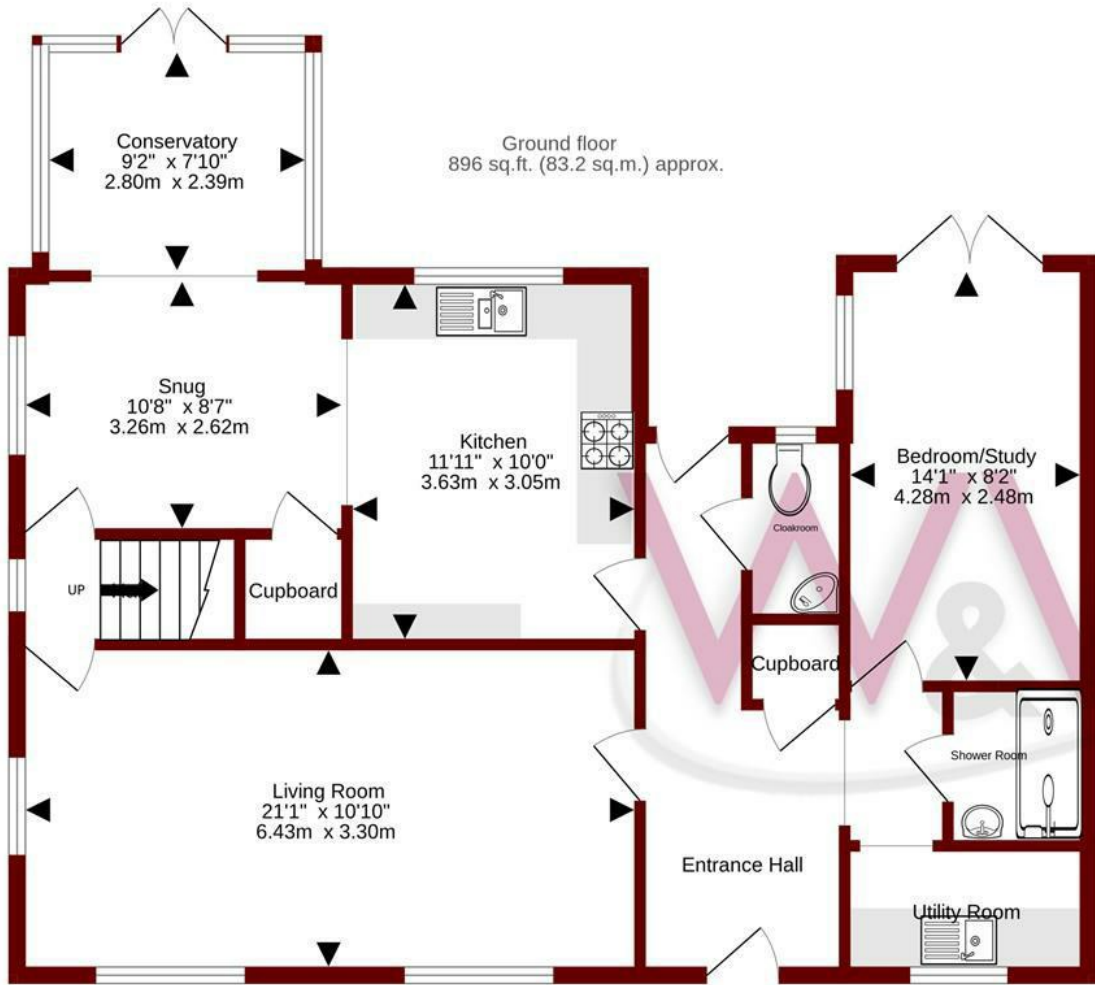
Heating - Gas Central Heating

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

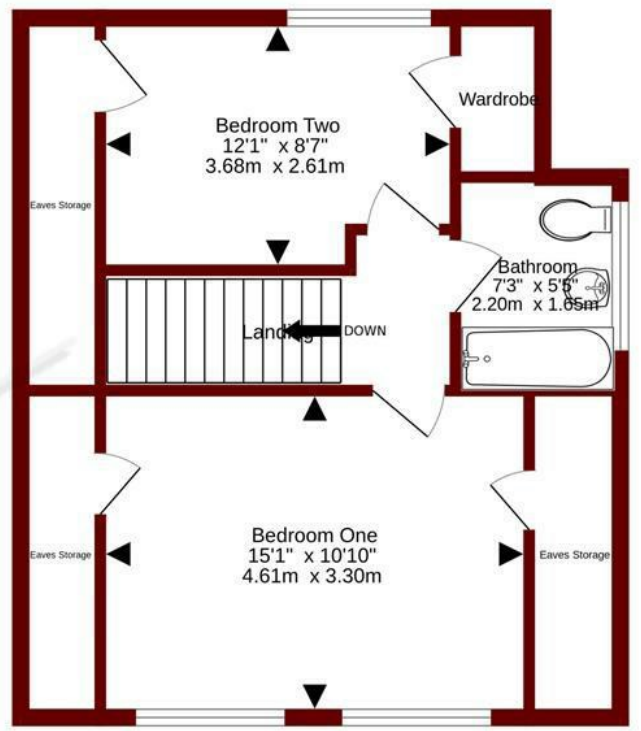
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>





1st floor  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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			81
(69-80) C			
(55-68) D		60	
(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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