



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

22 Lydney Road Locks Heath, SO31 6PY



An immaculate three bedroom detached home set in the most convenient and sought after locations offering excellent parking, a secluded garden and good internal layout

£439,995

### Accommodation and features

- Spacious entrance hallway
- Ground floor cloakroom
- Lovely living room with bay and smart stone fireplace
- Modern fitted kitchen with ample storage and worktop preparation space with view over rear garden
- Dining area open plan to conservatory
- Two well proportioned double bedrooms with excellent storage and wardrobe space, the main bedroom has an en suite bathroom
- Shower Room
- Double glazed and gas central heating
- Useful garage with personal access to garden
- Well maintained low maintenance front and rear gardens
- Excellent off road block paved parking
- Immaculate and neutrally decorated throughout
- Sought after convenient location for walking to the Locks Heath Shopping Centre







Brook Independent Estate Agents are delighted to present to the market this well appointed and maintained detached three bedroom residence situated in premier position in central Locks Heath. The area is popular due to its proximity to schools of excellent repute, access to main commuter routes and the thriving commerce centres of Whiteley, Segensworth and Kitescroft all of which are a short drive away. The added attraction to this perfectly placed home is that it's not far from the Locks Heath Centre with its everyday shopping and community facilities, array of independent shops, popular coffee house and Waitrose supermarket. A short drive is the village of Warsash, there are an abundance of walks and trails along the river following undoubtedly the most interesting and picturesque stretches of the Hamble. All these points have seen the area progress as a destination address for those looking for activity and amenities close at hand.

The current owners have maintained and cared for the property exceptionally well, subtle touches and textures, quality finishes and a smart modern décor with a homely feel have all been carefully considered to provide the right mix of comfort and contemporary. This is certainly the ideal property for those looking for turn-key accommodation in the top spot. To complement the gardens are well maintained and low maintenance, a manageable display of mature shrubbery, specimen trees and perennials which offer burst of colour and interest throughout the seasons plus a welcome habitat for visiting wildlife, its paved areas make it the perfect place to relax and equally ideal for al fresco dining too.

In summary this is a very well positioned detached house offering smart accommodation with an easy flow plus a stunning garden, excellent parking and set in a convenient local location. An early inspection is highly advised and viewings are strictly by appointment.  
Council tax band D

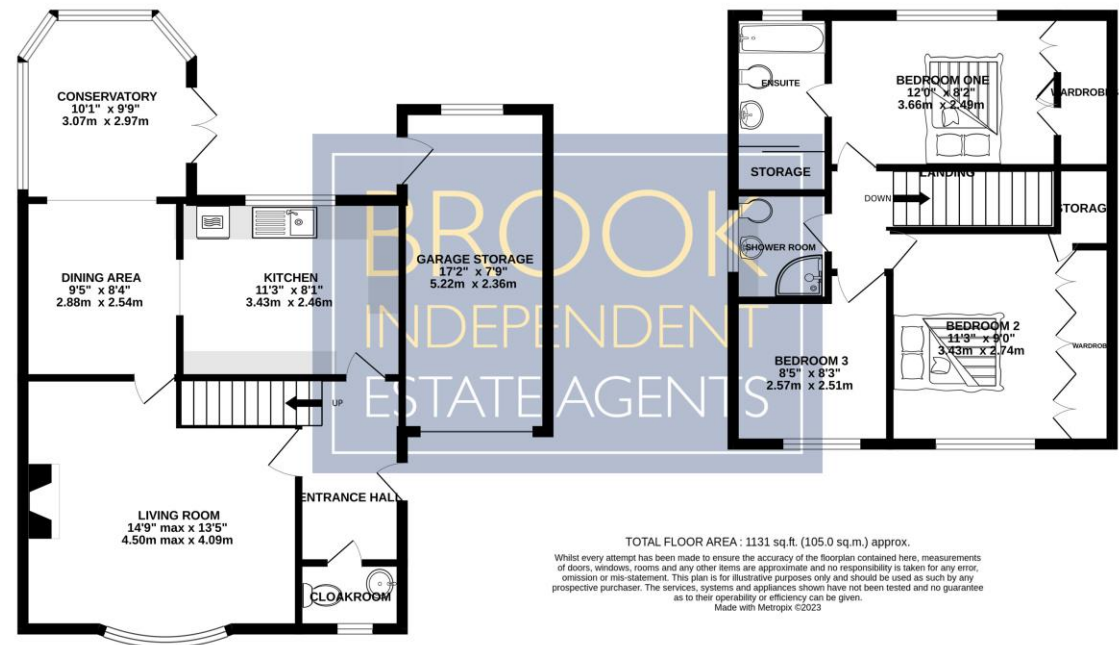






GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



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