



BROOK
INDEPENDENT
ESTATE AGENTS

20 St Cuthberts Lane, Locks Heath SO31 6QR

A pretty three bedroom traditional style bungalow with kitchen diner , lovely living room and good size level garden, garage & excellent driveway parking

£450,000

ACCOMMODATION & FEATURES

- This is a really pretty looking bungalow in an established close sought after as its easy access to local commuter routes and the Locks Heath Centre plus schools
- A futureproof purchase, its set in a lovely sunny plot , level and offers scope to enhance as the living space across the back over looks the private rear gardens.
- Its uncomplicated, set back from the road for added privacy plus provides plenty of off road driveway parking and a useful garage
- Internally it has been freshly decorated in uplifting light tones to accentuating the sunny aspect and secluded leafy spot
- To be newly carpeted throughout
- The kitchen breakfast dining area is a good size and open plan with sliding doors out onto the patio as it stands it's a super space to enjoy social gatherings and a great place to relax in the warmth with a coffee
- No chain and perfectly located its an easy option for those looking to put down roots and avoid a double move





All the attributes mentioned above make for a longstanding home, the good level plot, ample off road driveway parking, useful garage and good internal layout with the bedrooms at the front and living accommodation enjoying the aspect to the rear. but its as we know all about location, location, location and St Cuthberts Lane is an established spot desired and sought after as it is a level walk from all the attributes and essentials Locks Heath has become so popular for. The thriving Locks Heath Centre where you'll find a super array of independent shops, community facilities, doctors surgery, coffee house, restaurants and of course Waitrose supermarket. There are schools of repute in the area plus a local junior school nearby, handy for pick-up duties. It's a short drive to commute routes and big brand shopping at Park Gate and Whiteley plus there are an abundance of walking routes and cycle rails in the vicinity through coastal farmland, nature reserves and picturesque river walks along undoubtedly some of the most interesting and magnificent stretches of the River Hamble . All these attributes, weekend and evening activities plus access to essentials has seen Locks Heath progress as a destination address for those looking for activity and amenities close at hand.

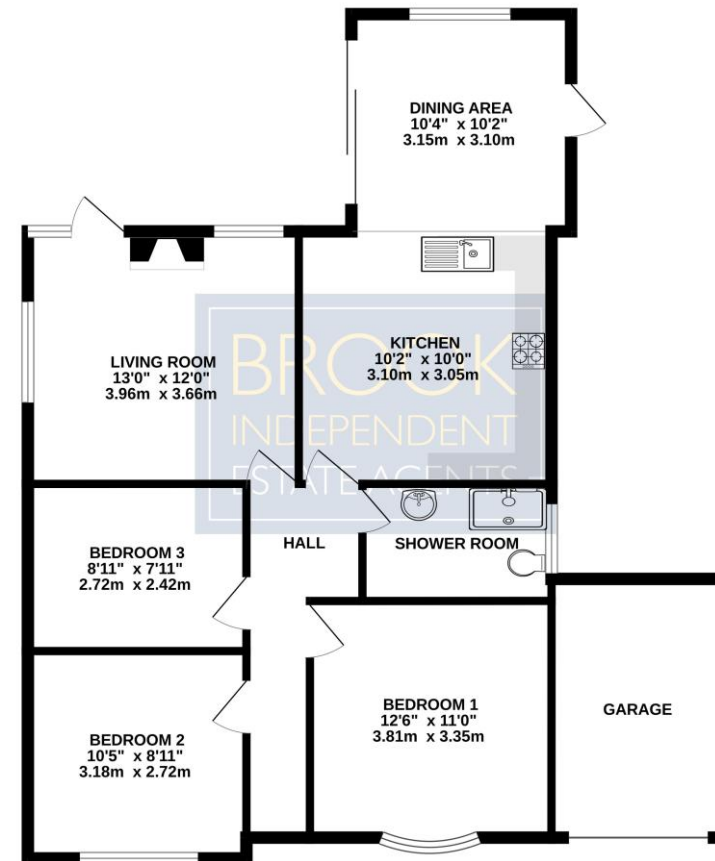
An early inspection is highly recommended and viewings are strictly by appointment.

Council tax D





GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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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