



£535,000
Freehold

26 James Grieve Avenue, Locks Heath
Southampton, Hampshire SO31 6UD



Quick View

	4 Bedrooms		No Garage
	2 Living Rooms		1 Bathroom
	Detached House		EPC Rating TBC
	Driveway Parking		Council Tax Band E

Reasons to View

- An attractive Georgian-style family home design offering timeless kerb appeal and character as well as room for all the family.
- A beautifully added ground floor extension provides a large, versatile space for dining, entertaining or just looking onto the garden being naturally lit courtesy of a roof lantern.
- The ground floor also includes a generous living room, ground floor cloakroom, well appointed kitchen and family room that could also serve as a snug or home office.
- The first floor has four double bedrooms so no arguments over who gets the biggest room. Space for all and also room to grow.
- Outside, the private enclosed rear garden is predominantly lawned with timber decking and a separate seating or dining space framed by its own pergola.
- Tucked away toward the far end of a small cul-de-sac and being, away from the crowd, this house provides a lovely secure and private feel.

Description

James Grieve Avenue is superbly placed for family life – just 0.3 miles on foot from Locks Heath Infant and Junior Schools, so school runs are a breeze. The Locks Heath Shopping Centre with Waitrose, library and coffee shops is around a 15-minute walk, and regular buses offer easy links to Southampton, Fareham and beyond. With parks, playgrounds and local amenities all within easy reach, it’s a location that makes everyday life wonderfully convenient.

Step into the entrance hall where the stairs rise straight ahead and a door leads through to the living room, a welcoming space with a feature box bay window to the front, media wall and integrated flame-style fire. A wide archway flows into the kitchen/dining area. From the sitting room, an internal door will take you through to the downstairs toilet and a separate door to the family room. Having been converted, it now makes a fantastic private space with some built-in storage that houses the integrated Ideal combination boiler. The kitchen comprises work surfaces with cupboards above and below, a five-ring Range style freestanding gas cooker and space for all the appliances. To the side of the kitchen is a further useful space that is ideal for providing additional working area or storage. The garden room is a beautiful addition, providing a very usable and social space, being naturally lit by the roof lantern and having bi-fold doors spanning the width of the room, bringing the outside in.

The first floor landing houses a large storage cupboard and doors take you into the four bedrooms. Two bedrooms have a range of built-in wardrobes. The family bathroom comprises a white suite with a panelled bath, vanity basin with storage beneath and W.C. Outside, you will find a private and secluded rear garden with lawn and shrubs, a pond and the brick shed to remain. To the immediate outside is a large, decked area and further decked seating or dining space with pergola. There is an outside tap and side access. To the front, the resin drive provides parking comfortably for two vehicles.

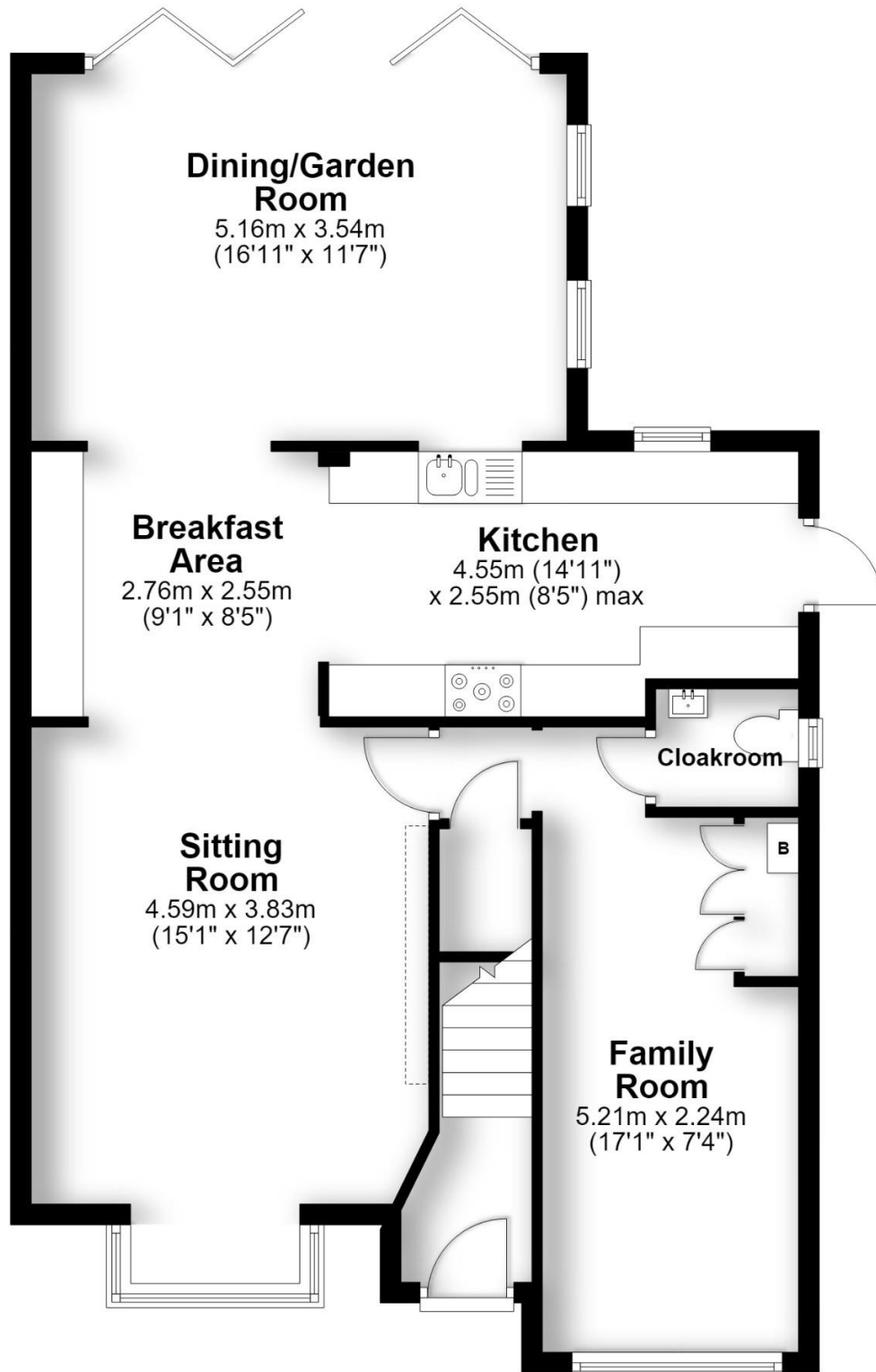
If you are looking for a real family-oriented home that has been thoughtfully extended to provide really useful extra living space, this may well be the one for you.

Directions

<https://what3words.com/hood.notices.wrenching>

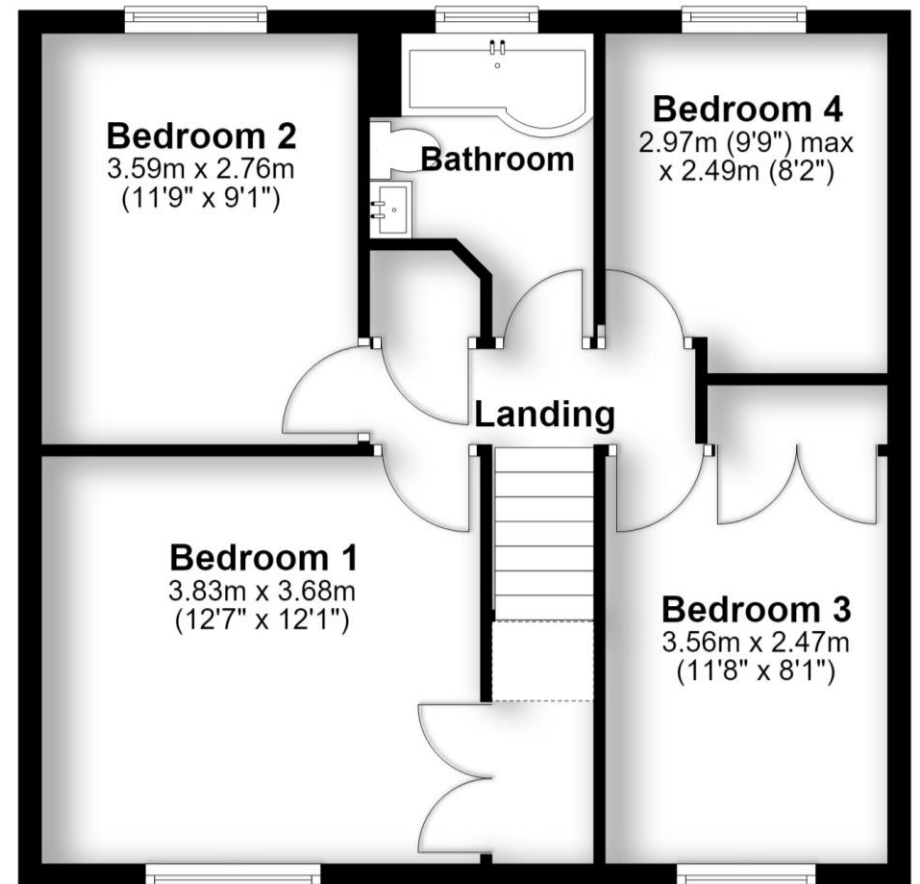
Ground Floor

Approx. 76.1 sq. metres (819.6 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.7 sq. feet)



Total area: approx. 130.2 sq. metres (1401.2 sq. feet)

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