



23 Church Close, Locks Heath, SO31 6LR

Asking Price £450,000





Church Close |

Locks Heath | SO31 6LR

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W&W are delighted to offer for sale this three bedroom detached bungalow sitting on an enviable 0.19 acre plot. The property boasts three bedrooms, lounge, kitchen, dining room & main bathroom. The property benefits from front & rear landscaped gardens as well as a garage & driveway parking.

Church Close is nestled in the heart of Locks Heath with the shopping centre and surrounding amenities just a short walk away. Excellent transport links are also easily accessible including A27 & local bus route. The property is also within catchment of local schools.







Three bedroom detached bungalow sitting on an enviable 0.19 acre plot

Situated at the end of a quiet cul de sac

Lounge with window to the front

Dual aspect kitchen/breakfast room with door opening out onto the rear garden

The kitchen also enjoys an integrated oven/hob with space for additional appliances

Dining room with patio doors opening out onto the rear garden

Main bedroom benefitting from built in wardrobes

Two additional bedrooms both benefitting from built in wardrobes

Main bathroom comprising three piece suite

Rear enclosed landscaped garden laid to lawn & mature shrubbery

'In our opinion' we feel that the garden offers a great degree of privacy

Landscaped front garden laid to lawn with flowers/shrubbery

Garage

Driveway parking for multiple vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

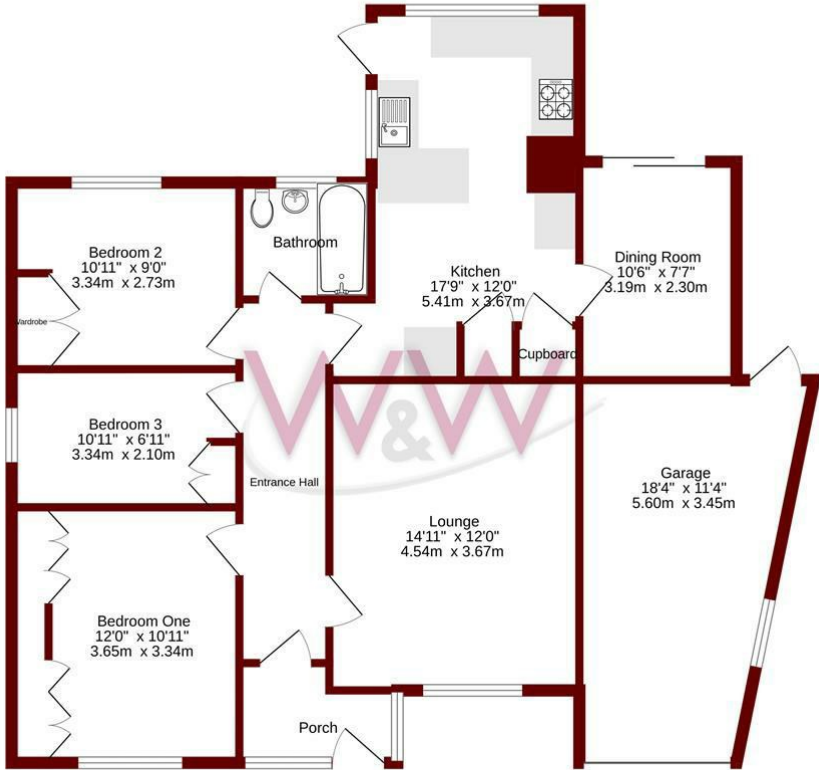
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Utility Warehouse

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/>

Ground Floor  
1060 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.4 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £1548 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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