

Lyndale Road | Park Gate | Southampton | SO31 6QN

Offers In Excess Of £500,000

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W&W are delighted to offer for sale this well presented five bedroom detached family home sitting on an enviable plot. Internally, the property boasts over 1500 sq.ft providing five bedrooms, three reception rooms, main bathroom & two separate cloakrooms. Outside, the property sits on an enviable corner plot providing landscaped frontage, side gardens & rear gardens as well as a driveway parking for ample vehicles.

Lyndale Road is a great location, providing direct access to local shops, and only a short distance to the Locks Heath Shopping Village and the amenities it provides. The home sits within the catchment of Park Gate Primary School, and Brookfield Secondary School. The property benefits from great transport links, road & rail services close by.







ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person , which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances







Extremely well presented five bedroom detached family home offered with no chain ahead

Excellent potential for a home business or annex, offering flexible additional space that could be adapted to suit a variety of uses, subject to the necessary consents

The property has been owned by the same family since 1980

Sitting on an enviable plot providing landscaped front, side & rear gardens

The property benefits from two front doors with one opening into a large reception hall

Lounge with twin bay windows to the front, centre piece fireplace with multifuel log burner & understairs storage cupboard

Dual aspect 20'1ft kitchen/dining room with double doors opening out to the rear garden, moveable central island unit to remain & breakfast bar

Modern kitchen enjoying attractive cabinets, attractive worktops & feature butler sink

Integrated appliances include double oven, hob, wine cooler & single freezer with space for additional appliances

Dual aspect 19'4ft family room

Downstairs cloakroom with utility cupboard

Four double bedrooms to the first floor with two being dual aspect and one benefitting from built in storage

Bedroom five/dressing room enjoying built in wardrobes & fitted dressing table

Bathroom comprising two piece suite with separate cloakroom

Southerly facing rear garden with majority laid to lawn, paved patio area perfect for alfresco entertaining, raised decked sun terrace & shed to remain

Side gardens

The detached outbuilding has electricity, lighting (including emergency lighting), hot and cold water and sink and a connection to mains drainage for a toilet (not currently connected)

The outbuilding stands within a gravel surfaced yard area suitable for many uses for example boat, caravan, horse box etc. Access to the yard is via double timber gates or personnel gate & would lend itself ideal for conversion to annexe accommodation (subject to the necessary permissions), home office/workspace/workshop/hobby room





Tenure: Freehold

EPC Rating: C

Council Tax Band: D











In our opinion the property offers excellent potential for extension (subject to all of the relevant planning permissions)

Landscaped frontage enjoying lawn area & driveway parking for ample vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with the property benefitting from a brand new boiler, complete new heating system, pipe work and radiators

Broadband - There is broadband connected to the property

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

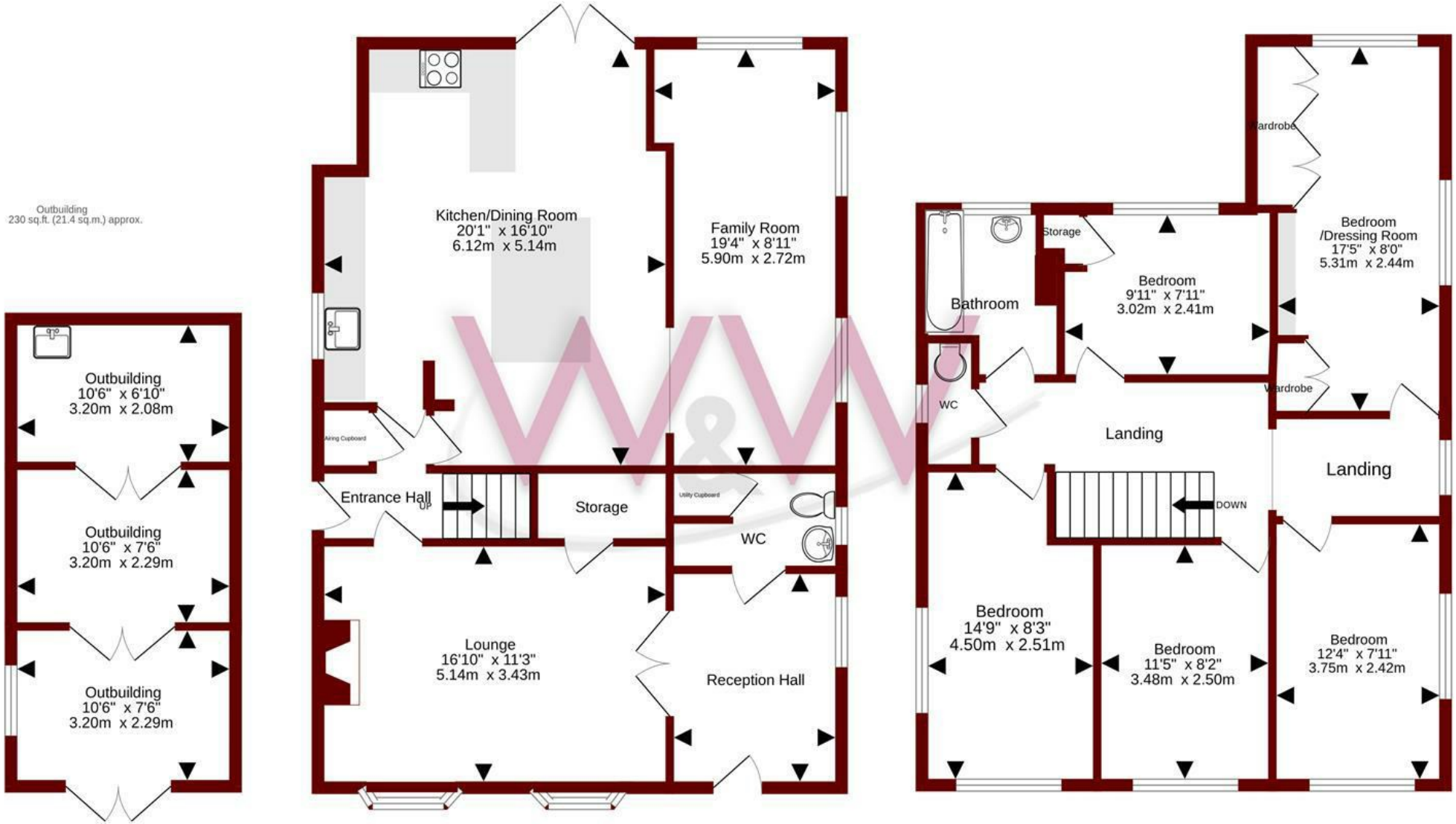
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - https://checker.ofcom.org.uk/

AGENTS NOTE - The business that had occupied these premises for many years has now relocated to Shore Road in Warsash

Ground floor
834 sq.ft. (77.5 sq.m.) approx.

1st floor
730 sq.ft. (67.8 sq.m.) approx.

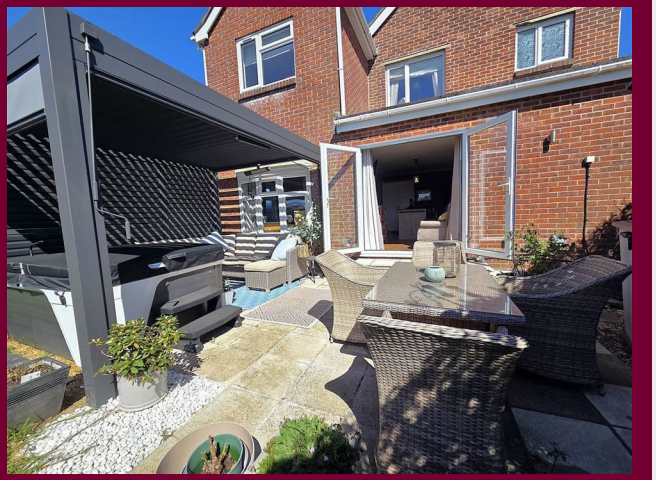
Outbuilding
230 sq.ft. (21.4 sq.m.) approx.

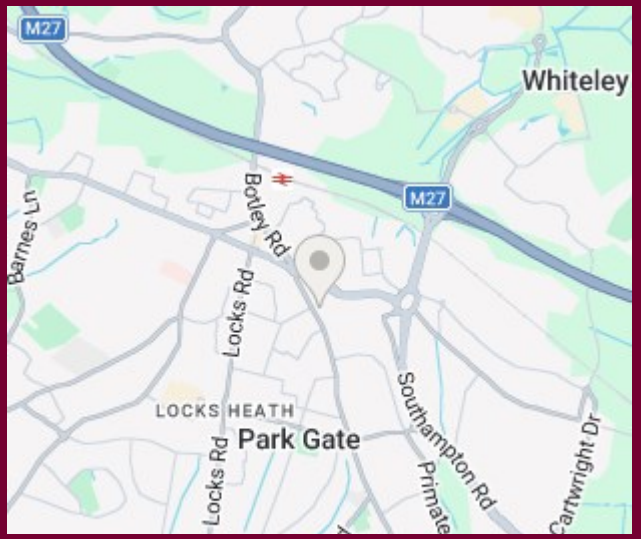


TOTAL FLOOR AREA : 1794 sq.ft. (166.7 sq.m.) approx.

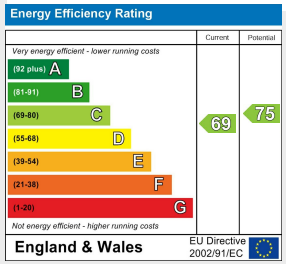
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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