



Maytree Close | Locks Heath | Southampton | SO31 6NQ

Asking Price £650,000



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W&W are extremely delighted to offer for sale this extended and beautifully presented four bedroom detached family home sitting on an enviable corner plot situated within a quiet cul de sac. Internally, the property boasts over 1800 sq.ft providing three/four bedrooms, lounge, dining room, 30ft kitchen/dining/family room, study/fourth bedroom, utility room, cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys rear & side gardens as well as garage and driveway parking for multiple vehicles.

Maytree Close is situated within close proximity to local schools and shops, including Locks Heath Centre with a large Waitrose, post office, hair dressers and plenty of other amenities. Excellent transport links are easily accessible with the A27 & Swanwick train station just up the road. Also within walking distance is Park Gate and Locks Heath Primary Schools, while Brookfield Senior School is just over a mile away.







Beautifully presented & extended four bedroom detached family home

Sitting on an enviable corner plot situated in a quiet cul de sac

Welcoming entrance hall with attractive wood effect flooring & built in understairs storage cupboard

Impressively sized 30ft open plan kitchen/dining/family room with feature bi-folding doors opening out to the rear garden, skylight lantern roof & underfloor heating to the rear

Modern kitchen enjoying large central island unit, two tone attractive high gloss cabinets & quartz worktops

Integrated appliances include oven, combination oven, warming tray, five ring induction hob & dishwasher with additional space for american style fridge/freezer

Large utility room providing ample of additional storage, large sink, plumbing for appliances & feature underfloor heating

Dual aspect lounge with centrepiece fireplace enjoying inset gas fire & double doors opening out to the garden

Dining room with walk in bay window with fitted made to measure shutters

Study/bedroom four also benefitting from made to measure shutters

Re-furbished downstairs cloakroom comprising of a modern two piece suite



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Galleried landing enjoying built in storage cupboard

Main bedroom benefitting from built in storage & en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall/floor tiling & Velux window

Two additional bedrooms to the first floor both benefitting from built in wardrobes, walk in bay window & made to measure shutters

Stunning main bathroom comprising three piece suite with feature slipper freestanding bath, marble wall tiling & mosaic style tiled flooring

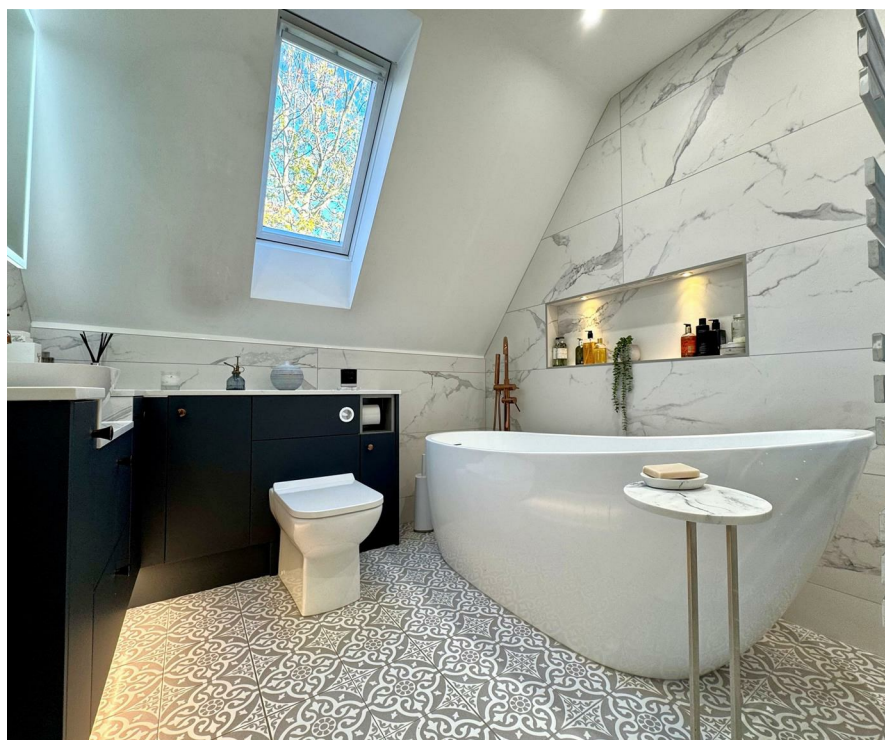
Enviably plot providing rear & side gardens

Landscaped rear garden enjoying large paved patio area perfect for alfresco entertaining, artificial lawn with raised sleepers enjoying display shrubbery

Side gardens with shed to remain

Garage & driveway parking for multiple vehicles

The sellers have informed us that the hot tub is available for separate negotiation





The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a 2017 fitted Worcester boiler

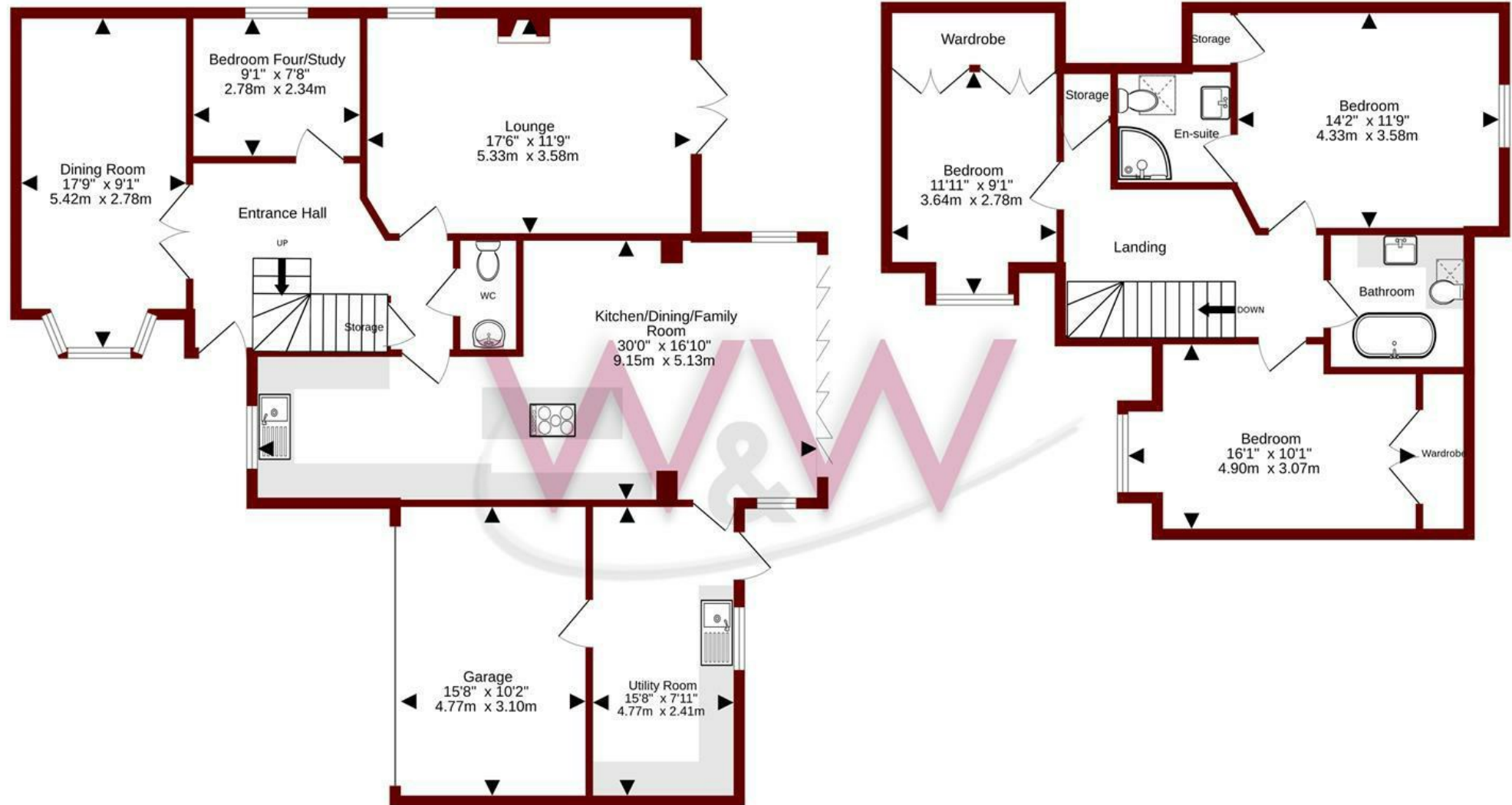
Broadband - There is broadband connected to the property

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/>

Ground Floor
1183 sq.ft. (109.9 sq.m.) approx.

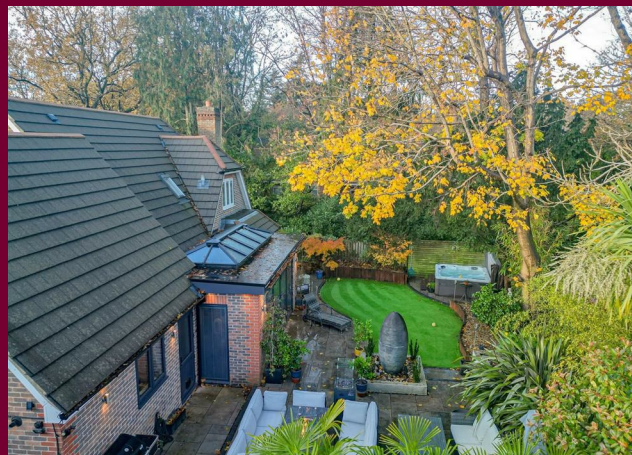
1st Floor
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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