



**Addison**  
ESTATE AGENTS



17 Glendale, Locks Heath, Southampton, Hampshire, SO31

**£465,000 Freehold**

This well-proportioned four-bedroom detached home occupies a quiet and highly sought-after cul-de-sac location and offers an excellent opportunity for buyers seeking a well-maintained property with scope to personalise.

Although now ready for some modernisation, the house has been impeccably cared for by the current owner and presents as a solid, thoughtfully laid-out home with comfortable living spaces throughout.

The kitchen is positioned to the front of the property, while to the rear a distinctive split-level sitting and dining room adds character and creates a natural flow between the main living areas. A downstairs cloakroom completes the ground floor.

Upstairs, the accommodation comprises four bedrooms, including two doubles and two singles. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the west-facing rear garden offers a peaceful and secluded setting, attractively landscaped and ideal for enjoying afternoon and evening sun. To the front, a double-width block-paved driveway and single garage provide ample parking and useful storage.

The property is within walking distance of Locks Heath Centre, which offers a comprehensive range of amenities including a doctors' surgery, library, public house, large Waitrose and a variety of independent shops. The area is particularly well regarded for schooling, with Locks Heath Infant and Junior Schools nearby, along with Brookfield Community School and several pre-schools. Leisure facilities include Sarisbury Green Leisure Centre and a local community hospital.

Transport links are excellent, with convenient access to the A27 and M27, as well as Swanwick railway station. The nearby coastline and surrounding countryside provide a wealth of outdoor leisure opportunities, making this an attractive and convenient place to call home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**

**Council Tax Band:**

**E**

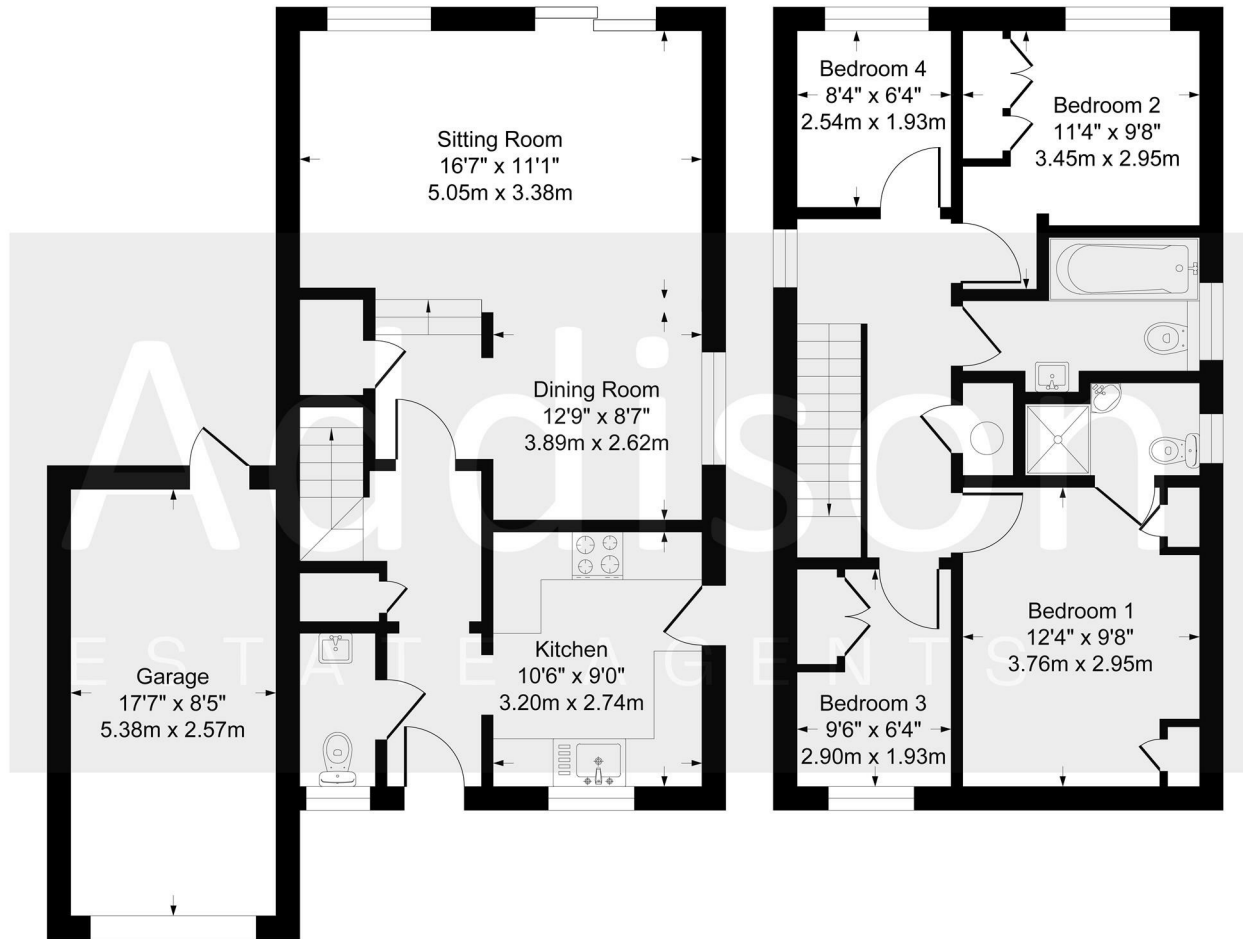
**Amount Payable for 2025/2026:**

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**Estate Management Charge:**

**TBC**

## Approximate Gross Internal Area 1194 sq ft - 111 sq m



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

- Four-bedroom detached home in a highly sought-after cul-de-sac
- Impeccably maintained by the current owner, with scope for modernisation
- Practical layout with a kitchen to the front and split-level living space to the rear
- Spacious sitting and dining room offering character and natural flow
- Principal bedroom with en-suite shower room
- Two double bedrooms and two single bedrooms
- West-facing, secluded and well-landscaped rear garden
- Double-width block-paved driveway and single garage
- Walking distance to Locks Heath Centre and its wide range of amenities
- Excellent access to local schools, leisure facilities, transport links and coastal walks



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If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk