



62 Peters Road, Locks Heath, Southampton, SO31 6EN

Asking Price £495,000



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Southampton | SO31 6EN
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W&W are delighted to offer for sale this extremely well presented, extended & deceptively spacious detached bungalow. Internally the property boasts over 1100 sq.ft providing two double bedrooms, four reception rooms, kitchen/breakfast room, modern bathroom & en-suite shower room to the main bedroom. Outside, the property enjoys a favoured aspect landscaped rear garden, tandem garage converted into a 16'1ft studio and 16'11ft workshop & paved driveway providing parking for multiple vehicles.

Peters Road is a popular, non-estate location in Locks Heath. Ideally situated with the Locks Heath Centre within walking distance, providing a variety of amenities, shops & eateries including a large Waitrose. Locks Heath Infant & Junior Schools are less than a mile away & there are excellent transport links close by.





Extremely well presented & deceptively spacious detached bungalow

The property boasts over 1400 sq.ft including the outbuildings

Entrance hall enjoying built in storage cupboard

Lounge with centrepiece fireplace with inset gas fire & bespoke made storage/shelving

Triple aspect dining room with patio doors opening out to the rear garden

Modern kitchen/breakfast room enjoying quartz worktops & breakfast bar

Integrated appliances include oven, microwave, induction hob, dishwasher & space for fridge/freezer

Dual aspect family room with patio doors opening out to the rear garden

Dual aspect utility room/study providing additional storage & space/plumbing for appliances

Main bedroom benefitting from built in wardrobes & en-suite

En-suite shower room comprising three piece white suite & attractive wall tiling

Guest bedroom with window to the side

Main bathroom comprising four piece suite

Landscaped rear garden enjoying raised paved patio areas & area laid to lawn with display flower/shrubbery

Converted tandem garage into a 16'1ft studio with plumbing, lighting & power along with a 16'11ft workshop also benefitting from power & lighting

Paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

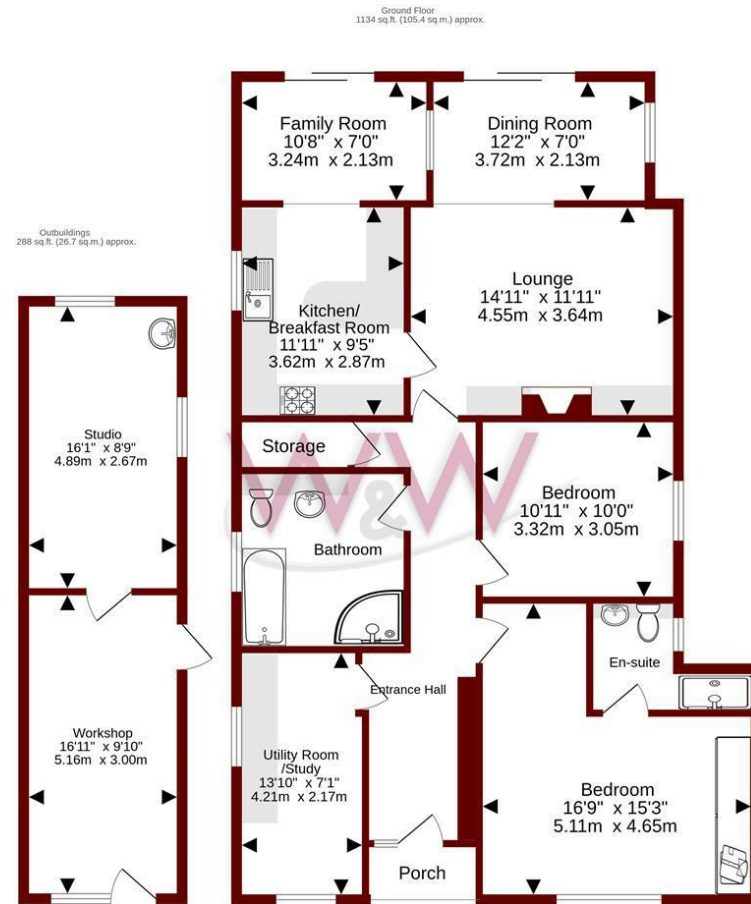
Sewerage - Mains

Heating - Gas central heating

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

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/>



TOTAL FLOOR AREA: 1422 sq ft (132.1 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
(81-91) B		
(69-80) C	69	
(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	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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