



28 Primrose Way, Locks Heath, Southampton, SO31 6WX

Asking Price £379,995



Primrose Way | Locks Heath  
Southampton | SO31 6WX  
Asking Price £379,995

W&W are delighted to offer for sale this well presented three bedroom detached family home situated in a quiet cul de sac location. Internally the property boasts three bedrooms, lounge/dining room, kitchen, conservatory, family room/study, utility room & main bathroom. Outside, the property enjoys front & rear gardens, driveway parking & an additional parking space.

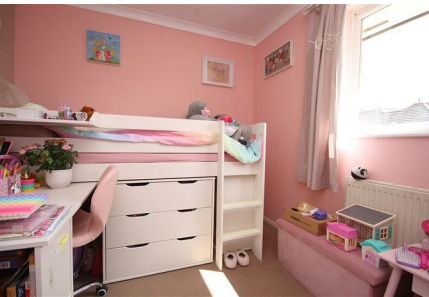
Primrose Way is just around the corner from the Locks Heath Centre, providing a variety of shops and amenities including a large Waitrose. Locks Heath Infant & Junior schools are a short stroll away, as is the local pub.



### 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.





Well presented three bedroom detached family home

Situated in a quiet cul de sac

Lounge/dining room with centrepiece fireplace & patio doors opening into the conservatory

Kitchen with rangestyle cooker to remain, built in understairs storage cupboard & space for additional appliances

13'ft conservatory with double doors opening out to the rear garden

Family room/study with Velux window

Utility room providing additional storage & space/plumbing for appliances

Main bedroom benefitting from built in wardrobes & bedroom furniture

Two additional double bedrooms

Main bathroom comprising three piece white suite

Easterly facing rear garden laid to lawn, paved patio area perfect for alfresco dining & shed to remain

Frontage laid to lawn with shrubbery & driveway parking

Additional parking space close by

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

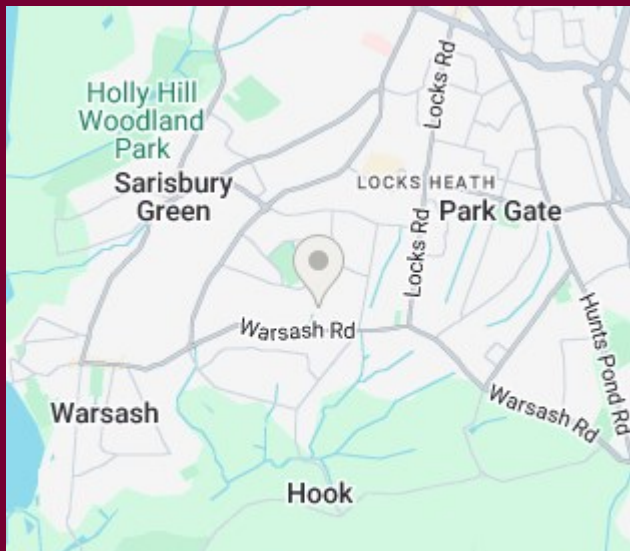
Sewerage - Mains

Heating - Gas central heating

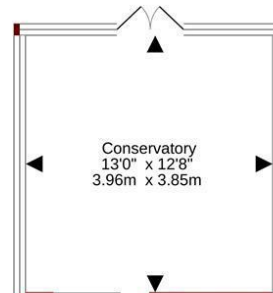
Broadband - There is broadband connected to the property

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

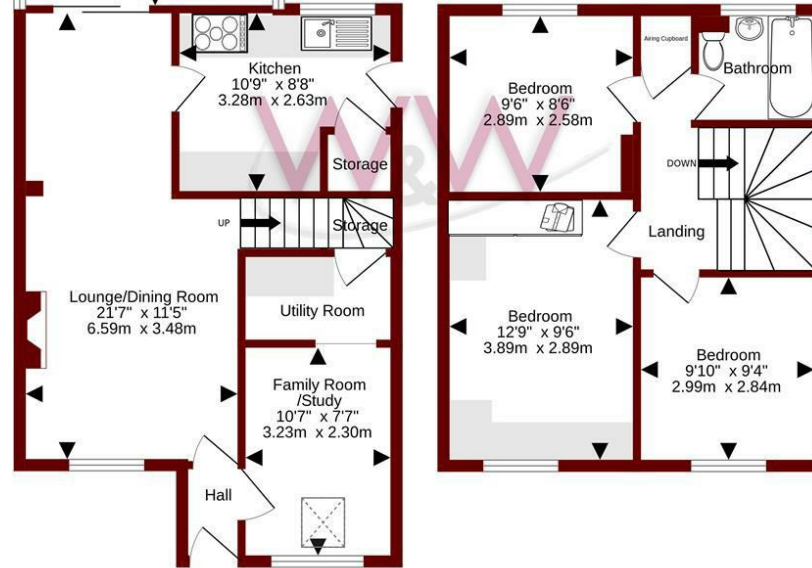
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
616 sq.ft. (57.2 sq.m.) approx.



1st floor  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	
(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			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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