



171 Brook Lane, Sarisbury Green, Southampton, SO31 7DZ

Asking Price £499,995



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W&W are pleased to offer for sale this three bedroom detached chalet style home for the first time to the market for 40 years. Internally, the property boasts over 1500 sq.ft providing three double bedrooms, 25'4ft lounge/dining room, kitchen, conservatory, downstairs shower room & main bathroom. Outside, the property sits on a generous plot providing landscaped front & rear gardens, detached garage & driveway parking for multiple vehicles.

Brook Lane is ideally situated with schools, shops and amenities with in walking distance, Locks Heath Shopping Village is just half a mile away providing a variety of shops and eateries including Waitrose. Transport links are also easily accessed including A27, M27 & Swanwick train station.





Three bedroom chalet style home sitting on an enviable plot providing front, side & rear gardens

First time to the market for 40 years

In need of modernisation, the property provides excellent potential for renovation and extension (stpp)

Welcoming entrance hall with built in understairs storage cupboard

Triple aspect 25'4ft lounge/dining room with brick surround fireplace enjoying inset gas fire & double doors opening out to the rear garden

Kitchen providing ample storage with space for appliances

Conservatory with two doors opening out to the rear garden

Downstairs shower room comprising three piece suite

Dual aspect double bedroom to the ground floor

Two double bedrooms to the first floor both benefitting from being dual aspect, built in storage & eaves storage

Main bathroom four-piece suite comprising of separate bath and shower

Landscaped rear garden with majority laid to lawn, paved patio area, display shrubbery/flowers & shed to remain

Detached single garage with power

Extensive driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

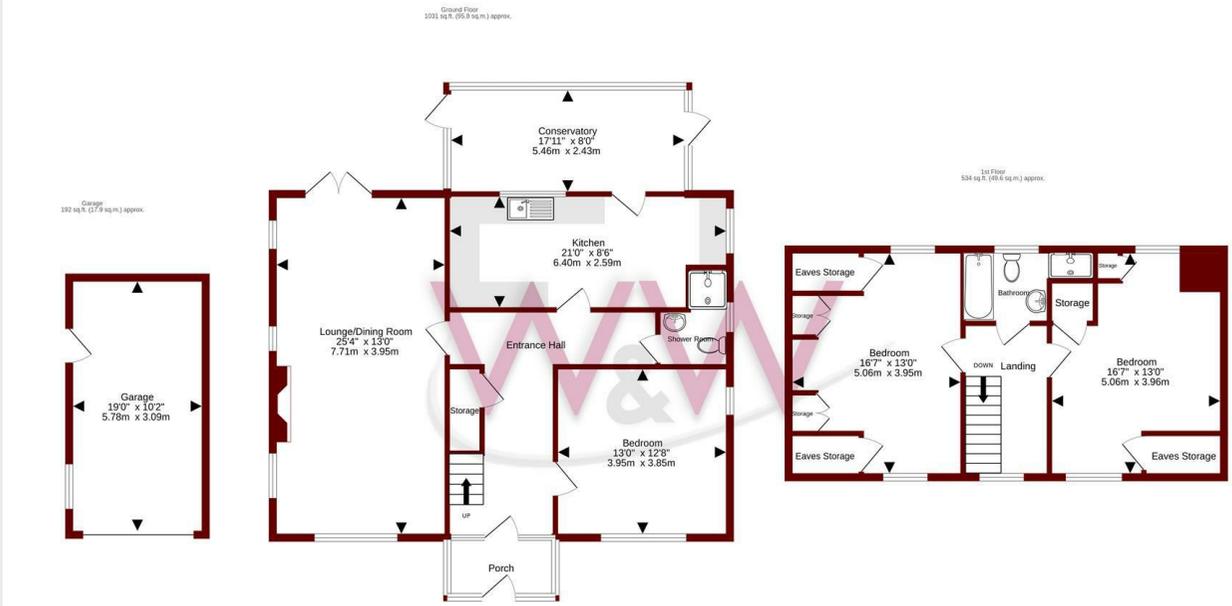
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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

The current seller informs us that they have good mobile coverage with most suppliers and aren't aware of any current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1758 sq.ft. (163.3 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		
(55-68)	D	65	72
(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 - TBC

Potential EPC Rating - TBC

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