



Addison
ESTATE AGENTS



39 Meadow Avenue, Locks Heath, Southampton, SO31 6UU

£575,000 Freehold

AN IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME, EXTENDED AND THOUGHTFULLY RECONFIGURED BY THE CURRENT OWNERS TO CREATE EXCEPTIONAL MODERN LIVING SPACE. FEATURING A HIGH-SPECIFICATION OPEN-PLAN KITCHEN/DINING/FAMILY ROOM, LUXURY EN-SUITE, FLEXIBLE RECEPTION ROOM AND GENEROUS SOUTH-FACING GARDEN, THIS IS A FANTASTIC TURNKEY FAMILY HOME IN A HIGHLY SOUGHT-AFTER LOCATION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Further Information

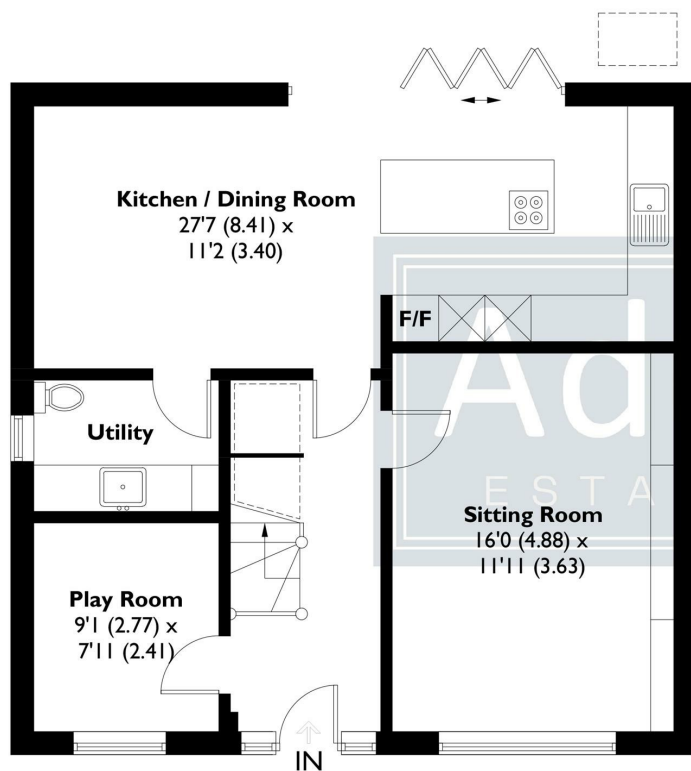
Council Tax Band:
E

Estate or Lease Charges if Applicable:

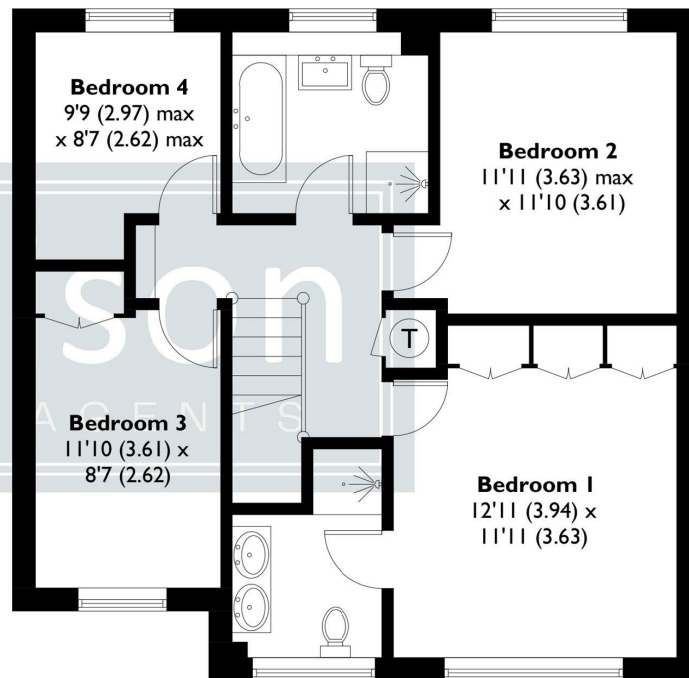




APPROXIMATE GROSS INTERNAL AREA = 1429 SQ FT / 132.8 SQ M



GROUND FLOOR
731 SQ FT / 67.9 SQ M



FIRST FLOOR
698 SQ FT / 64.9 SQ M

- IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME
 - EXTENDED AND THOUGHTFULLY RECONFIGURED BY THE CURRENT OWNERS
 - FULL-WIDTH HIGH-SPECIFICATION KITCHEN/DINING/FAMILY ROOM
- QUARTZ WORK SURFACES, CENTRAL ISLAND & PREMIUM APPLIANCES
- BI-FOLDING DOORS OPENING DIRECTLY ONTO THE REAR GARDEN
- SPACIOUS LOUNGE WITH FEATURE MEDIA WALL
- FLEXIBLE ADDITIONAL RECEPTION ROOM IDEAL AS STUDY, PLAYROOM OR HOME OFFICE
 - LUXURIOUSLY REFITTED EN-SUITE TO PRINCIPAL BEDROOM
- GENEROUS SOUTH-FACING REAR GARDEN WITH LARGE LAWNED AREA
- WALKING DISTANCE OF LOCAL SCHOOLS, LOCKS HEATH SHOPPING CENTRE & PARK GATE, WITH SWANWICK RAILWAY STATION NEARBY

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1334422)
Produced for Addison Estate Agents

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.



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01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk