

Addison

ESTATE AGENTS









232 Locks Road, Locks Heath, Southampton, SO31 6LB

£410,000 Freehold

Having been extensively improved by the current owners, this deceptively spacious and highly versatile four-bedroom semi-detached home offers beautifully presented accommodation in excess of what first meets the eye. Situated in a NON-ESTATE LOCATION on the ever-popular Locks Road, the property enjoys an excellent position within easy reach of local amenities, schools and transport links.

The accommodation has been thoughtfully adapted to suit modern family living. A generous lounge to the front flows seamlessly into the central dining room, creating a superb entertaining space. To the rear, the property has been extended to provide a stunning open-plan kitchen where the owners have vaulted the ceiling and installed Velux windows, flooding the room with natural light and creating a wonderful social hub for everyday living.

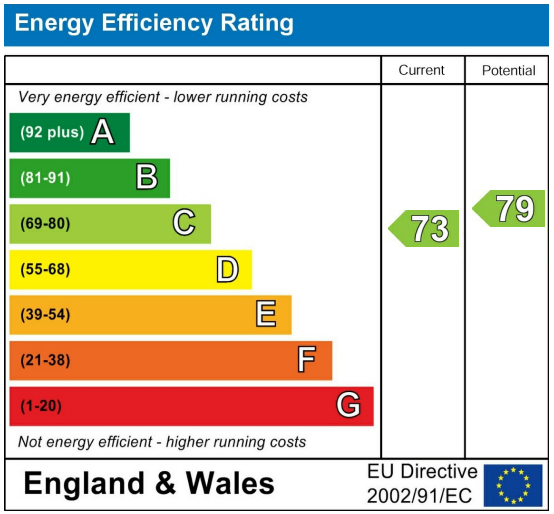
A third reception room provides exceptional flexibility and can be used as a FOURTH BEDROOM, home office, playroom or snug depending on individual requirements. Completing the ground floor is a practical utility room, created from part of the original garage conversion.

Upstairs, the property offers THREE SPACIOUS BEDROOMS together with a modern family bathroom, making it an ideal home for growing families.

Externally, the property benefits from a private rear garden and off-road parking.

Perfectly positioned, the home is within walking distance of Swanwick Railway Station, local catchment schools and is conveniently located almost equidistant between Locks Heath Shopping Centre and Park Gate with their excellent selection of shops, cafés and everyday amenities.

Properties that combine such flexible accommodation, generous living space and a convenient location are always in demand. An internal viewing is essential to appreciate the size, layout and quality of this superb family home.



Further Information

Council Tax Band:
D

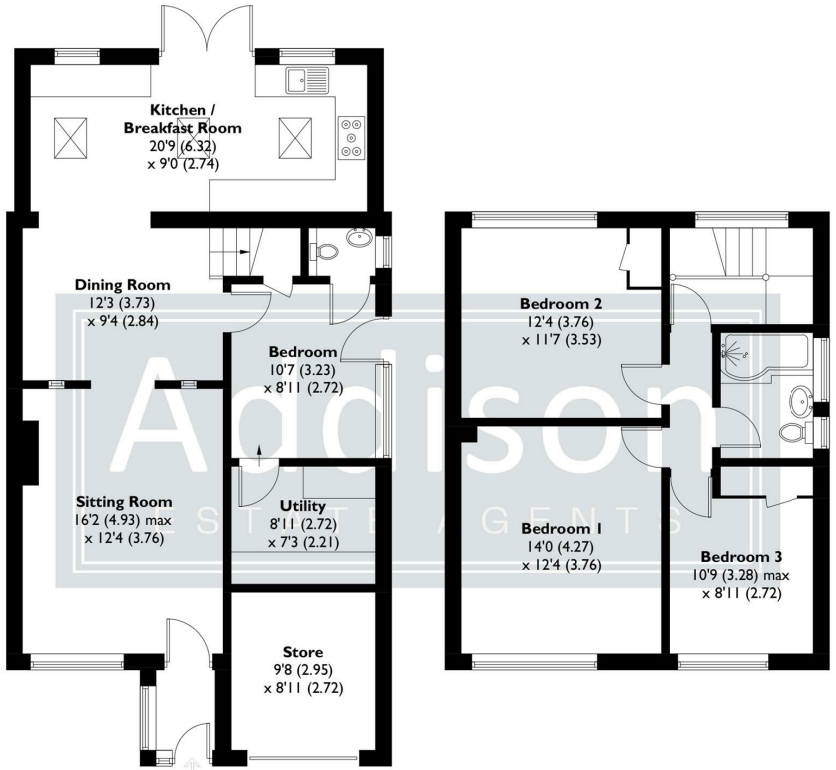
Estate or Lease Charges if Applicable:







APPROXIMATE GROSS INTERNAL AREA = 1324 SQ FT / 123.0 SQ M
STORE = 86 SQ FT / 8.0 SQ M
TOTAL = 1410 SQ FT / 131.0 SQ M



GROUND FLOOR
759 SQ FT / 70.5 SQ M

FIRST FLOOR
565 SQ FT / 52.5 SQ M

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 (ID1324112)
Produced for Addison Estate Agents

- NON-ESTATE LOCATION on the popular Locks Road, Locks Heath
- FOUR BEDROOM SEMI-DETACHED HOME with versatile accommodation
- THREE RECEPTION ROOMS, including a flexible fourth bedroom/study/playroom
- STUNNING EXTENDED KITCHEN with vaulted ceiling and Velux windows
- OPEN-PLAN LOUNGE & DINING ROOM ideal for modern family living
- UTILITY ROOM created from part of the converted garage
- THREE SPACIOUS FIRST FLOOR BEDROOMS and a modern family bathroom
- EXTENSIVELY IMPROVED by the current owners throughout
- WALKING DISTANCE to Swanwick Railway Station and local catchment schools
- Conveniently positioned between LOCKS HEATH SHOPPING CENTRE and PARK GATE amenities

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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