



£650,000
Freehold

35 Old Common, Locks Heath

Southampton, Hampshire SO31 6AU



Quick View

	4 Bedrooms		Double Garage
	3 Living Rooms		2 Bathrooms
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band F

Reasons to View

- A deceptively spacious and very homely four-bedroom family home, tucked away in the corner of this very popular Cul-De-Sac. With parking and a double garage, there’s room for the growing family.
- The well proportioned living rooms offer you all the space you will ever need, with a separate dining room, study and conservatory, room to enjoy, relax and grow.
- With four double bedrooms and an en suite, every member of the family will have their own private retreat.
- Old Common has become a very sought-after spot, being so close to the Locks Heath shopping centre with everything you need on your doorstep and less than one kilometre away from Brookfield schools.
- If you need parking, the driveway and double garage will comfortably accommodate several cars, a boat, or even a motorhome. And once the kids are driving, there’ll be room for them as well.
- Our sellers have already found their new home, so come and have a look to see if this house will become your next home.

Description

Enter through the front door into the hallway with cloaks cupboard, hard-wearing wooden flooring, taking you to the downstairs W.C. with additional built-in storage. The sitting room offers a log burner, patio doors leading into the brick and glazed conservatory with French doors leading onto the garden. The study would also make an ideal games or playroom. A separate dining room provides space for even the largest dining table. The well-appointed kitchen has recently been replaced by the current owners with lots of working space, having storage beneath and eye-level cupboards, full-height pull-out larder style cupboards and downlighters. There is an inset sink unit and glazed door leading to a covered walkway accessing the double garage and garden.

On the first floor, the galleried style landing offers access to the insulated and partly boarded loft space, an airing cupboard housing the Worcester gas-fired combination boiler. The first bedroom offers built-in wardrobes and an ensuite with walk-in shower, wash hand basin and W.C. Bedrooms two, three and four are all also well appointed having built-in wardrobes. The family bathroom comprises a contemporary white three-piece suite with a panelled bath with shower over, integrated vanity unit and W.C. downlighters.

The outside space comprises off-road parking to the front of the property with parking for several cars accessing the double-width garage with an electric roller door, personnel door and additional utility area including sink and plumbing for a washing machine, as well as additional roof storage space. The rear garden is predominantly laid to lawn, enclosed by wooden fence panelling, outside taps and backs onto an open greensward, ideal for dog walking or popping across to Locks Heath shopping centre.

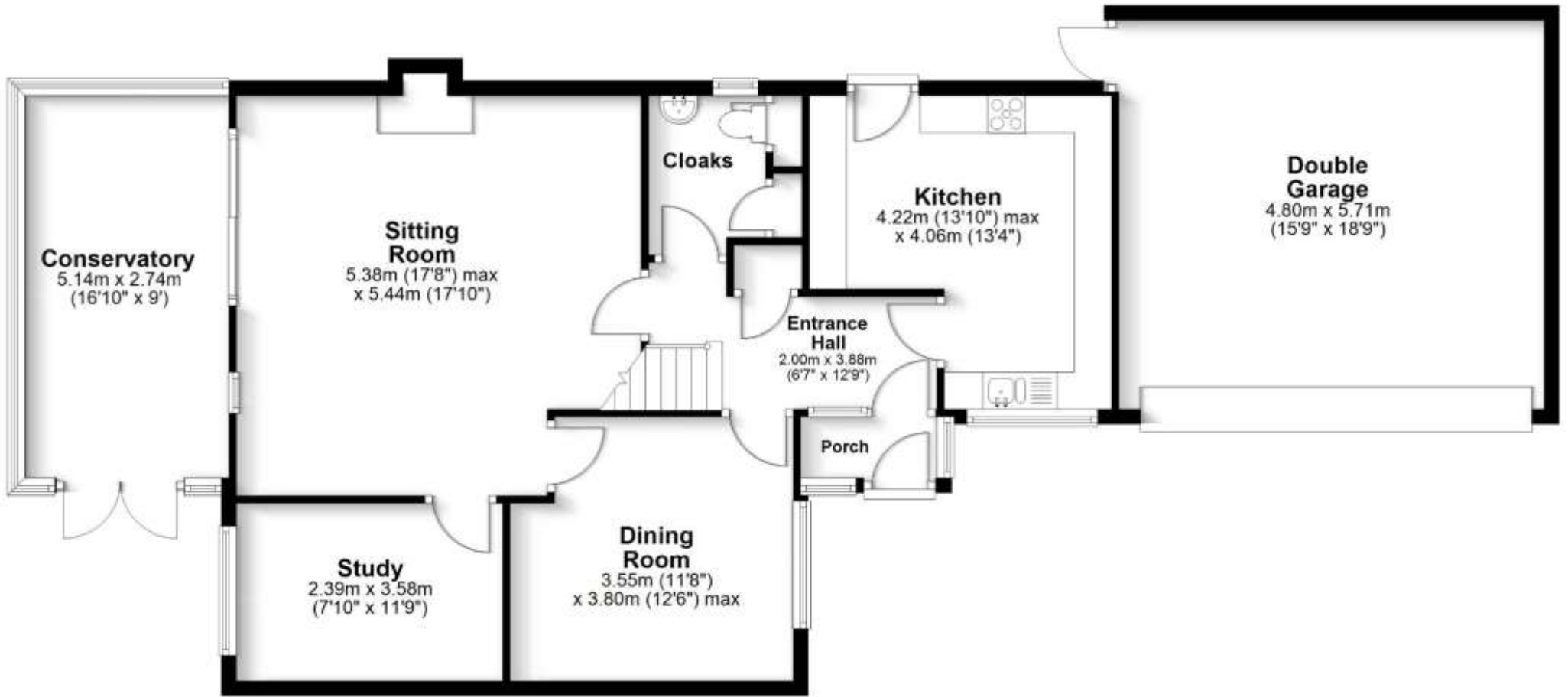
Locks Heath has, over the years, grown in popularity due to its location with shopping facilities, access to the A27 and M27, and having the picturesque River Hamble close at hand, which offers gorgeous riverside walks, marina facilities, eateries and very sociable local pubs as well as a sense of community.

Directions

<https://what3words.com/unlisted.intelligible.painters>

Ground Floor

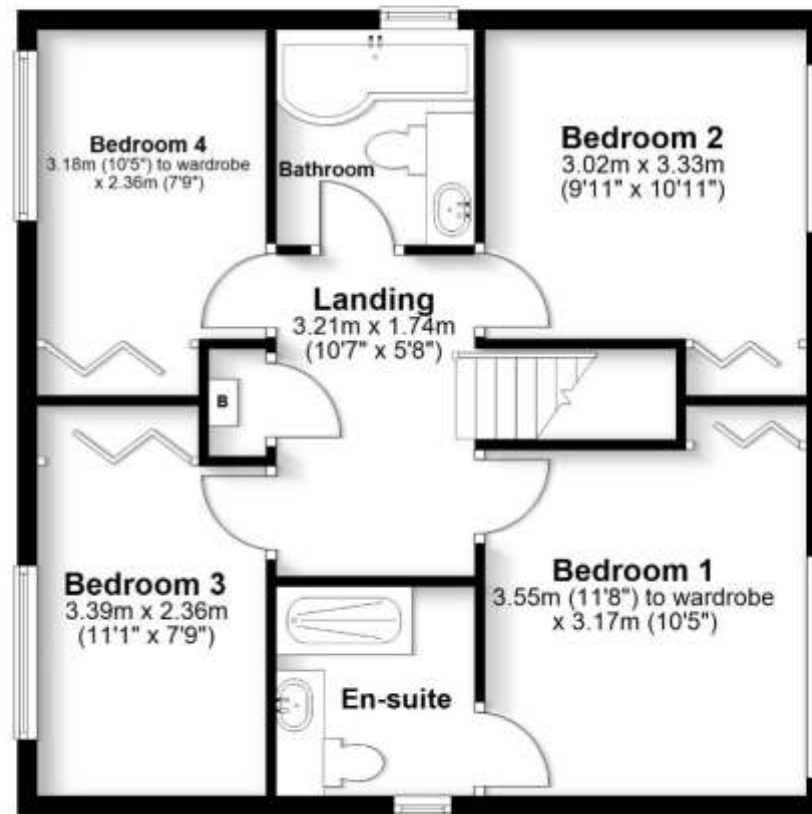
Main area: approx. 91.3 sq. metres (982.8 sq. feet)
Plus garages, approx. 27.4 sq. metres (295.2 sq. feet)



Main area: Approx. 153.2 sq. metres (1648.5 sq. feet)
Plus garages, approx. 27.4 sq. metres (295.2 sq. feet)

First Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast