



Addison
ESTATE AGENTS



18 Dene Close, Sarisbury Green, Southampton, SO31 7TT

£425,000 Freehold

Having been in the same ownership for over 30 years, the property now offers clear scope for updating and improvement, with the added benefit of being surrounded by larger, extended homes, providing strong precedent for further enlargement (subject to the necessary consents).

Tucked away at the end of a quiet cul-de-sac in the ever-popular Sarisbury Green, this four-bedroom detached home presents an excellent opportunity for buyers looking to modernise and create a long-term family home.


The accommodation is well-balanced, with a front-aspect lounge providing a comfortable living space, while to the rear there is a kitchen and dining room that flow through to a conservatory overlooking the garden. This layout offers great potential to reconfigure into a more contemporary open-plan arrangement, if desired.

Upstairs, there are four bedrooms and a family bathroom, making it an ideal layout for growing families.

Externally, the property benefits from a single garage and a generous, southfacing rear garden, offering both privacy and excellent potential for landscaping or extension. Its position at the end of the cul-de-sac enhances the sense of seclusion, while still being part of a well-established residential setting.

The location is a key feature, with Holly Hill Woodland Park, Brookfield Secondary School and Locks Heath Shopping Centre all within easy walking distance, making it perfectly suited to family life.

Offered for sale with no forward chain, this is a great chance to acquire a well-located home with significant potential, ideal for buyers looking to put their own stamp on a property in a highly desirable area.

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

Further Information

Local Council:

Council Tax Band:

D

Amount Payable for 2025/2026:

Add Text here

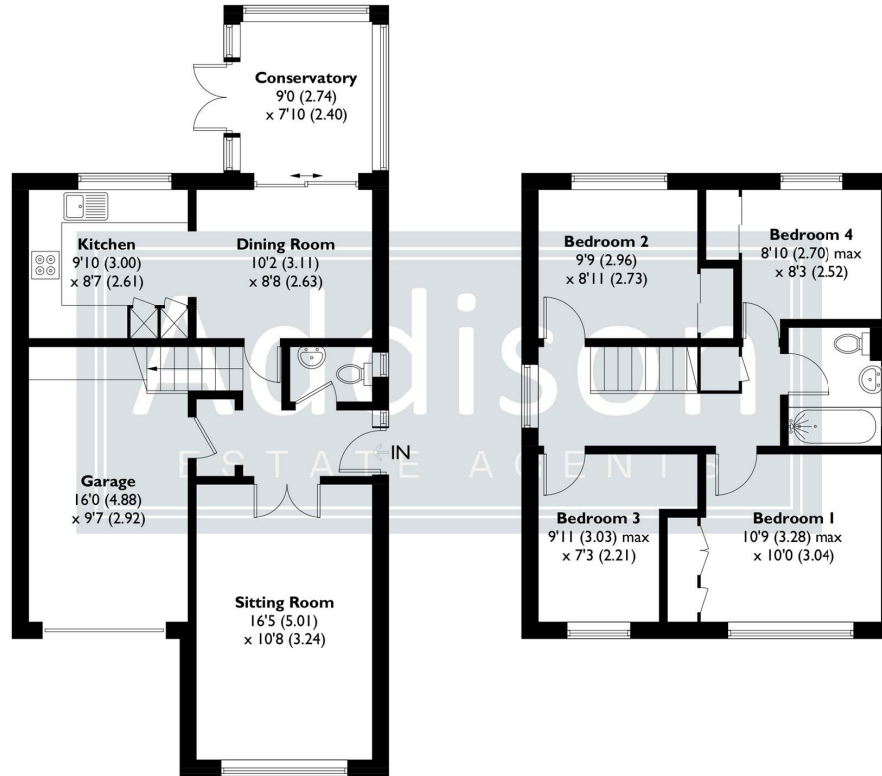
Estate Management Charge:

TBC





**APPROXIMATE GROSS INTERNAL AREA = 1224 SQ FT / 113.8 SQ M
(INCLUDING GARAGE)**



**GROUND FLOOR
696 SQ FT / 64.7 SQ M**

**FIRST FLOOR
528 SQ FT / 49.1 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 (ID1292641)
Produced for Addison Estate Agents

- Four-bedroom detached home in a quiet cul-de-sac in Sarisbury Green
- Owned by the same occupier for over 30 years
 - Excellent scope for modernisation and improvement throughout
- Surrounded by larger, extended homes offering strong extension precedent (STPP)
- Front-aspect lounge providing a comfortable living space
- Kitchen and dining room to the rear opening into a conservatory
- Potential to reconfigure into a modern open-plan layout
- Four bedrooms upstairs with a family bathroom, ideal for families
- Generous south-facing rear garden with privacy and further potential
 - Walking distance to Holly Hill Woodland Park, Brookfield School and Locks Heath Centre, offered with no forward chain



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