



19 Stillmeadows, Locks Heath, Southampton, SO31 6PN

Asking Price £499,995



Stillmeadows | Locks Heath  
Southampton | SO31 6PN  
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W&W are delighted to offer for sale this well presented 'Kebbell Homes' built three/four bedroom semi detached family home situated in a tucked away position within a quiet cul de sac location. Internally, the property boasts 1600 sq.ft providing three bedrooms, 22'9ft lounge, modern kitchen/dining room, utility room, downstairs cloakroom, family room/fourth bedroom, main bathroom & en-suite bathroom to the main bedroom. Outside, the property benefits from front, rear & side gardens as well as a garage with driveway parking.

Stillmeadows is ideally situated with a variety of amenities just a short walk away including Locks Heath Centre where you will find a large Waitrose, doctors surgery & eateries. The local Locks Heath Infant & Junior Schools are half a mile away while Brookfield Senior School is within half an hour walk.

### **ID Checks/ Anti Money Laundering Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented three/four bedroom semi detached family home offered with no chain ahead

Sitting in a tucked away position within a quiet cul de sac

Built by 'Kebbell Homes'; renowned for their exceptional build quality, meticulous craftsmanship and attention to detail in every home

Welcoming entrance hall

22'9ft Lounge enjoying centrepiece stone surround fireplace with inset gas fire & double doors opening out to the rear garden

Kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Modern kitchen enjoying attractive worktops & high gloss cabinets

Integrated appliances include oven, microwave, fridge/freezer & dishwasher

Utility room providing additional storage & space/plumbing for appliances

Downstairs cloakroom comprising two piece suite

Dual aspect family room/fourth bedroom with Velux window

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite bathroom comprising four piece white suite with feature walk in large shower cubicle tray & attractive wall/floor tiling

Two additional double bedrooms both benefitting from built in wardrobes

Main bathroom comprising three piece white suite & attractive wall/floor tiling

Westerly facing rear/side gardens laid to lawn and mature shrubbery/trees & paved patio area

Garage with power & lighting

Driveway parking

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is currently no broadband connected to the property

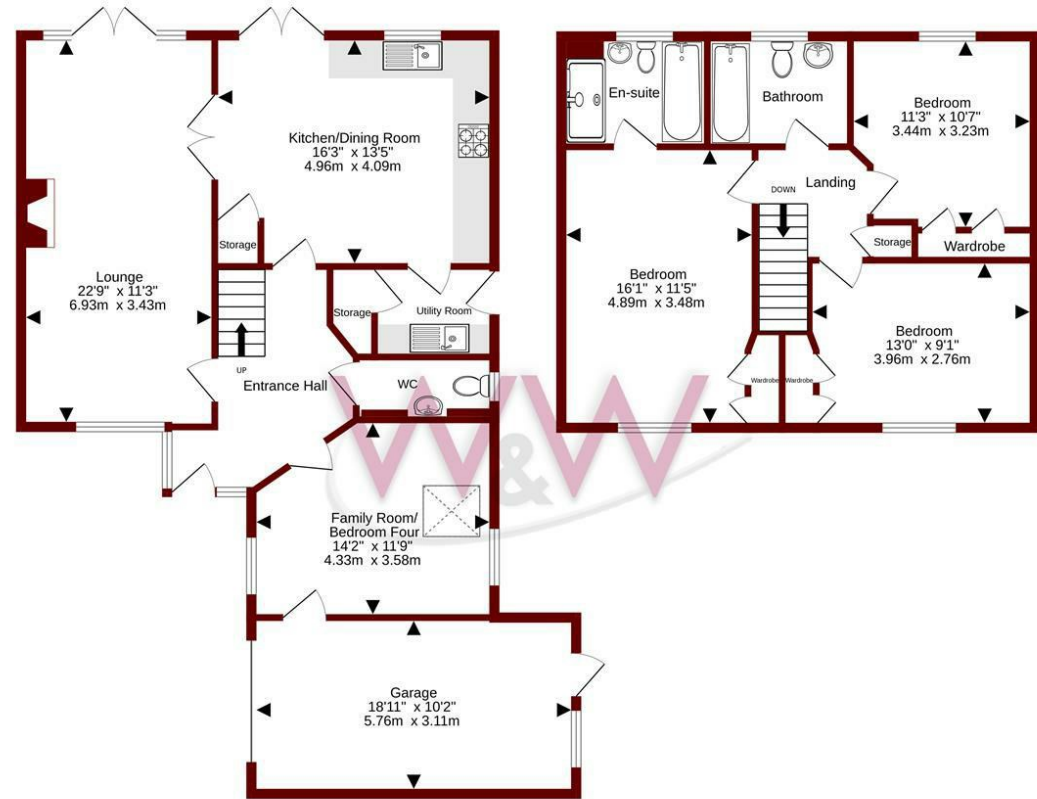
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
985 sq.ft. (91.5 sq.m.) approx.

1st Floor  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 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		79	83
(55-68) D			
(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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