



Addison
ESTATE AGENTS



22 Glendale, Locks Heath, Southampton, SO31 6UL
£550,000 Freehold

**** SOLD OFF MARKET THROUGH OUR DATABASE OF BUYERS**** Beautifully presented throughout, this spacious four-bedroom family home has been tastefully updated by the current owners, offering stylish, move-in-ready accommodation in a highly sought-after location.

A driveway provides parking for two vehicles, with scope to create additional parking if required. Stepping inside, the welcoming hallway leads to a generous open-plan kitchen/dining room – the true heart of the home. Perfect for busy family life and entertaining, it flows effortlessly into the conservatory, creating a wonderful additional reception space overlooking the garden.

The dual-aspect living room is equally impressive, featuring a beautiful fireplace for cosy winter evenings and bi-fold doors that open onto the patio, allowing you to enjoy the garden throughout the warmer months.

A versatile second reception room is currently used as a home office and benefits from high-quality fitted Sharps furniture, providing an abundance of storage and an ideal environment for home working. It could equally serve as a playroom, snug or family room. A useful utility area within the garage adds further practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal suite with an en-suite shower room. Bedroom two also features fitted wardrobes with sliding doors and motion-sensor lighting. The luxurious re-fitted family bathroom is a real showpiece, complete with a freestanding bath, mood lighting and solid oak vanity unit to create a true spa-like feel.

Outside, the landscaped rear garden is mainly laid to lawn with established borders and a sandstone patio, providing the perfect space for outdoor dining and summer entertaining.

Families will appreciate the excellent location, with Locks Heath Infant and Junior Schools just a short walk away and Brookfield School approximately one mile from the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		77
England & Wales		EU Directive 2002/91/EC

Further Information

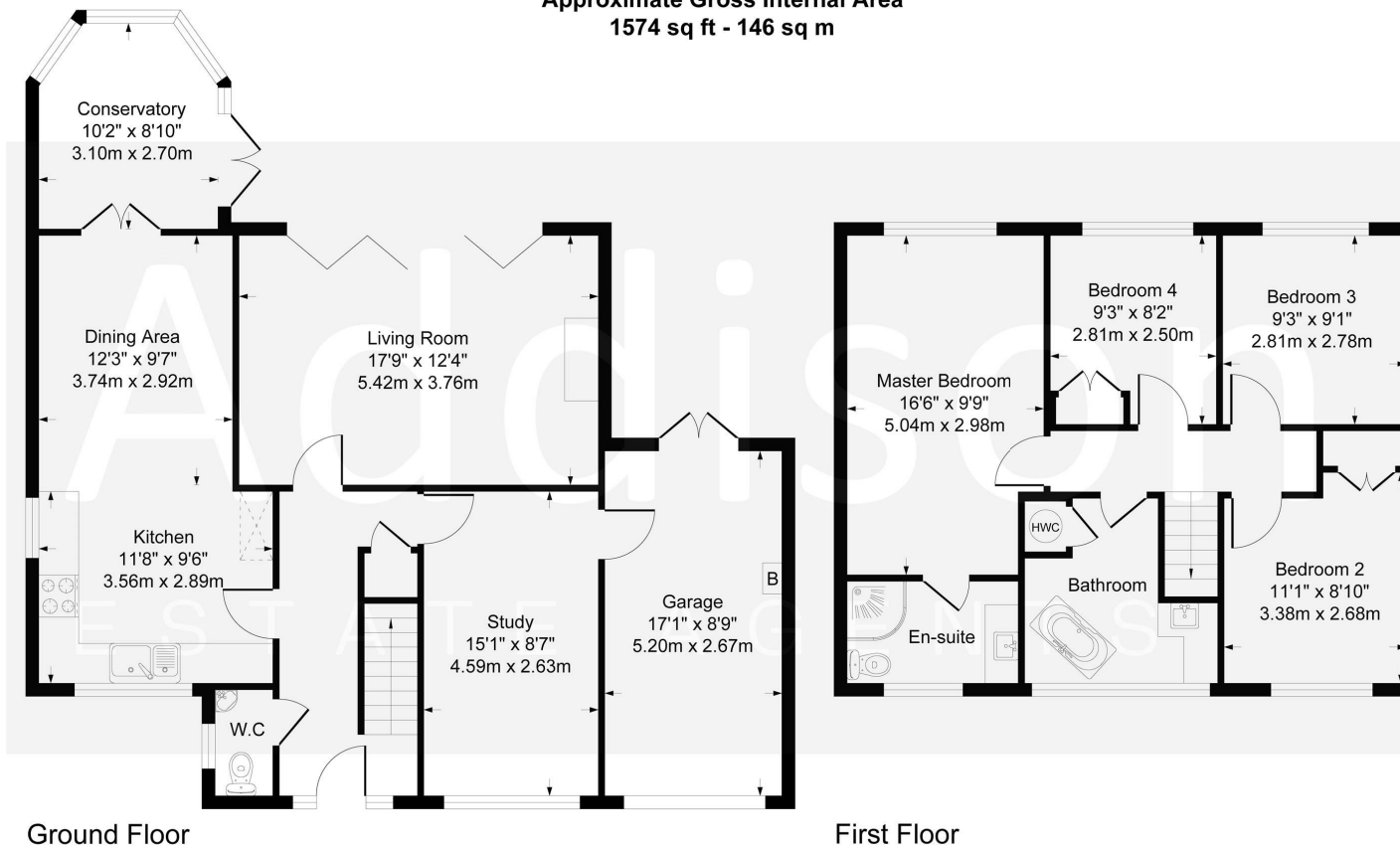
Local Council:
Fareham Borough Council

Council Tax Band: E

Amount Payable for 2026/2027:
£2,775.12



**Approximate Gross Internal Area
1574 sq ft - 146 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Beautifully presented four-bedroom detached family home
- Spacious open-plan kitchen/dining room with conservatory
- Dual-aspect living room with feature fireplace and bi-fold doors
- Versatile home office/family room with fitted Sharps furniture
 - Principal bedroom with en-suite
 - Luxurious re-fitted family bathroom with freestanding bath and mood lighting
- Driveway parking for two vehicles with potential for additional parking
- Garage with practical utility area and internal access
- Landscaped rear garden with sandstone patio, ideal for entertaining
- Walking distance to Locks Heath Infant & Junior Schools and approximately one mile from Brookfield School