



12 Rayleigh Walk, Sarisbury Green, SO31 7NP

Asking Price £450,000



Rayleigh Walk |
Sarisbury Green | SO31 7NP
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W&W are delighted to offer for sale this extremely well presented three bedroom semi detached family home situated in a quiet no through location overlooking a beautiful nature reserve and ponds. The property enjoys three double bedrooms, lounge, 21'7ft open plan kitchen/dining room, family room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from an impressively sized rear landscaped garden & driveway parking to the front.

Rayleigh Walk is situated in the popular 'Coldeast Way' development with local amenities of Park Gate and Locks Heath within walking distance, along with Swanwick train station. You will also find the 'Orange Grove Hotel & Gardens', Holly Hill Sports Complex and Holly Hill woods all within short walking distance to explore connecting to the Hamble River and Warsash. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.





Extremely well presented three bedroom semi detached family home

Situated down an enviable no through road overlooking a beautiful nature reserve and ponds

Spacious living room enjoying built in understairs storage cupboard

Impressively sized 21'7ft open plan kitchen/dining room enjoying walk in bay window & door opening out onto the rear garden

Modern kitchen enjoying high gloss cabinets & attractive worktops

Integrated appliances include double oven, hob, dishwasher & washing machine with space for american style fridge/freezer

17'7ft family room with window to the front

Downstairs cloakroom

15'5ft Main bedroom enjoying twin windows & en-suite

Modern en-suite shower room comprising three piece white suite

Galleried landing

Two additional double bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear garden with majority laid to lawn, raised porcelain paved patio seating area perfect for alfresco dining & shed to remain

In our opinion we feel that the garden offers a great degree of privacy

Driveway parking to the front for vehicles

Estate management charge approx. £375 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

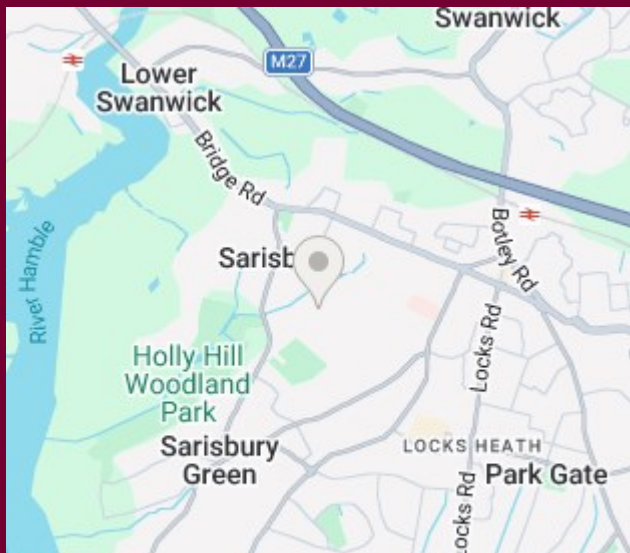
Sewerage - Mains

Heating - Gas central heating

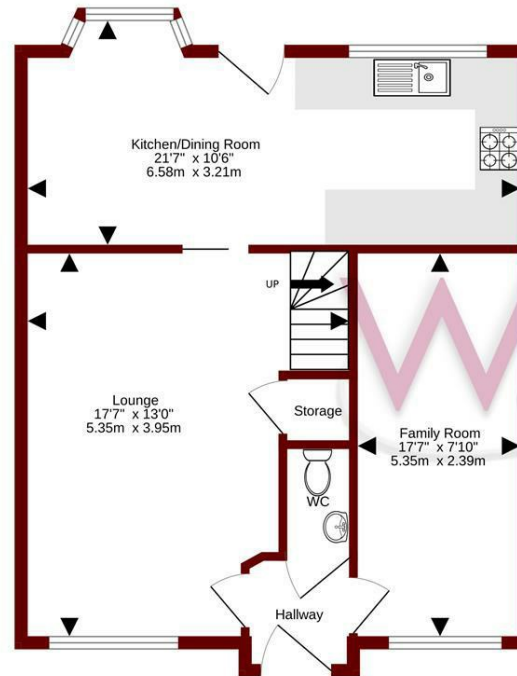
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Toob

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

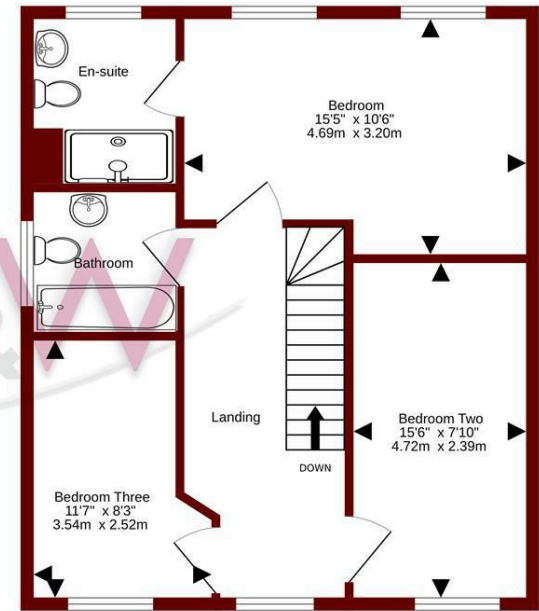
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
616 sq.ft. (57.2 sq.m.) approx.



1st floor
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	83
	EU Directive 2002/91/EC		

Council Tax Band - D - £1800 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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