




Addison
ESTATE AGENTS



23 Laurel Gardens, Locks Heath, Southampton, SO31 6QH

£575,000 Freehold

SOLD FROM OUR DATABASE OF APPLICANTS WITHOUT EVER HITTING RIGHTMOVE.
 IF YOU'RE CURRENTLY SEARCHING FOR A PROPERTY, MAKE SURE TO FOLLOW OUR
 SOCIAL MEDIA PLATFORMS FOR PREVIEWS OF HOMES BEFORE THEY GO LIVE ONLINE.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

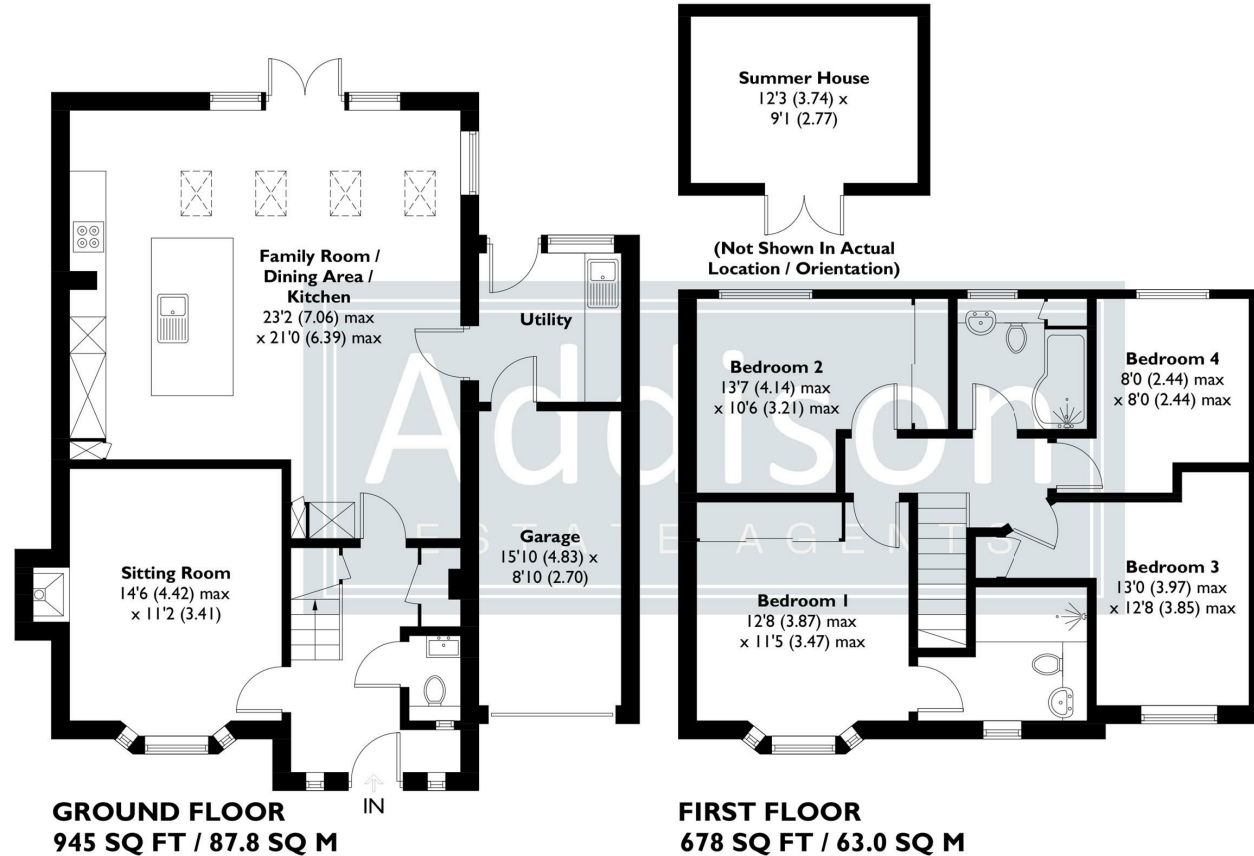
Further Information

Local Council:
Council Tax Band:
 E
Amount Payable for 2025/2026:
 Add Text here
Estate Management Charge:
 TBC





APPROXIMATE GROSS INTERNAL AREA = 1622 SQ FT / 150.7 SQ M
SUMMER HOUSE = 111 SQ FT / 10.3 SQ M
TOTAL = 1733 SQ FT / 161.0 SQ M



- Extended four-bedroom detached family home in the highly regarded Laurel Gardens, Locks Heath
- Offered with no onward chain and presented in immaculate condition throughout
- Impressive rear extension creating a superb open-plan kitchen, dining and family room with underfloor heating
- Separate front lounge featuring a log burner, plus a welcoming front porch extension
 - Four well-proportioned bedrooms, with air-conditioning fitted to three and a generous ensuite to the principal bedroom
- Energy-efficient home with air source heat pump and solar PV panels (FIT registered)
- Resin-bonded driveway providing parking for multiple vehicles and a 7kW electric vehicle charging point
- Landscaped rear garden with sandstone patio, artificial lawn and year-round low-maintenance design
- Excellent entertaining spaces including a powered bar/BBQ hut and a fully air-conditioned detached outbuilding
- Modern upgrades throughout including triple-glazed windows, updated electrics and Karndean flooring

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 (ID1271035)
Produced for Addison Estate Agents



Addison
ESTATE AGENTS



01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk