



Laurel Gardens | Locks Heath | Southampton | SO31 6QH

Asking Price £725,000



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W&W are delighted to offer for sale this beautifully presented & improved four bedroom detached family home sitting in a tucked away position within a quiet cul de sac location. Internally, the property boasts over 1300 sq.ft providing four double bedrooms, 22'1ft lounge, modern kitchen/dining room, utility room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from landscaped front & rear gardens, 13'3ft summer house/home office, detached double garage with workshop & driveway parking for multiple vehicles.

The property offers excellent potential to extend to provide an annexe by converting the garage and workshop subject to the relevant planning permissions.

Laurel Gardens has many amenities within walking distance including Park Gate Primary School & the Locks Heath Centre, providing eateries, shops & large Waitrose. Excellent transport links are also easily accessible.

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.







Beautifully presented & improved four bedroom detached family home

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

Sitting on an enviable plot providing landscaped front & rear gardens

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen/dining room, utility room & downstairs cloakroom

22'1ft Lounge with bay window to the front, double doors opening out to the rear garden & centrepiece fireplace

Dual aspect kitchen/dining room with double doors opening out to the rear garden

Modern kitchen enjoying high gloss cabinets, quartz worktops & breakfast bar

Integrated appliances include induction hob, single oven, microwave, warming tray, fridge/freezer & dishwasher

Utility room providing additional storage & space/plumbing for further appliances

Downstairs cloakroom

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E

Main bedroom benefiting from en-suite

Modern en-suite shower room comprising three piece white suite & attractive aqua panelling behind the shower

Three additional double bedrooms with two benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite with feature jacuzzi style spa bath

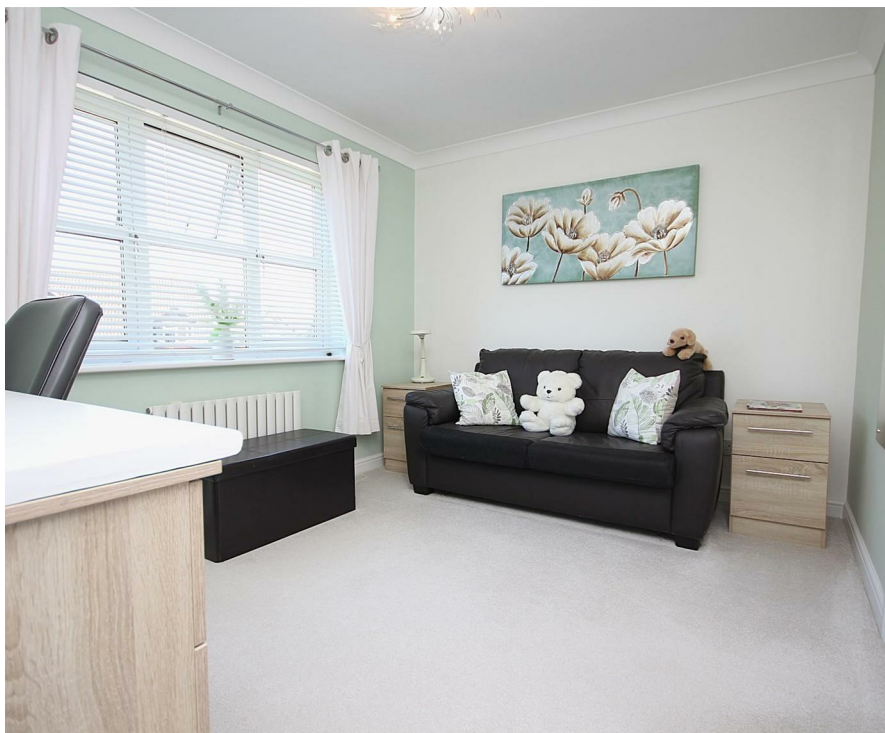
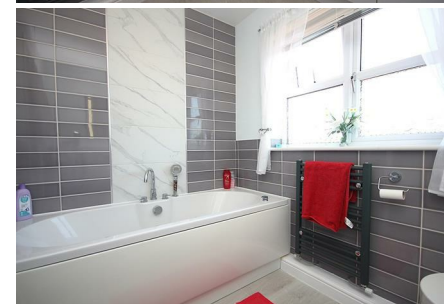
Westerly facing landscaped rear garden enjoying block paved patio area with wooden gazebo, area laid to lawn with brick planters enjoying display flowers, side access & outside power sockets

13'3ft Summer house/home office with power & lighting to remain

Detached double garage with additional brick built workshop to the rear

Majority boarded loft with lighting, power & pull down ladder

Landscaped frontage laid to lawn & block paved driveway providing parking for multiple vehicles





The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating with a replacement Vaillant boiler

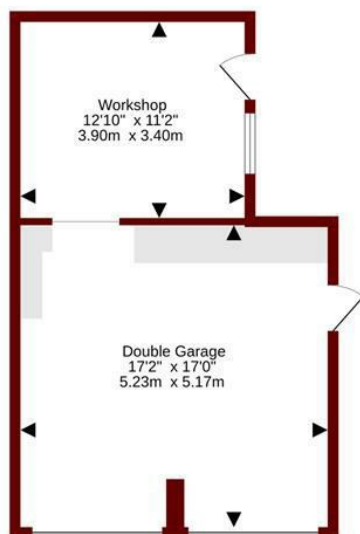
Broadband - There is broadband connected to the property

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

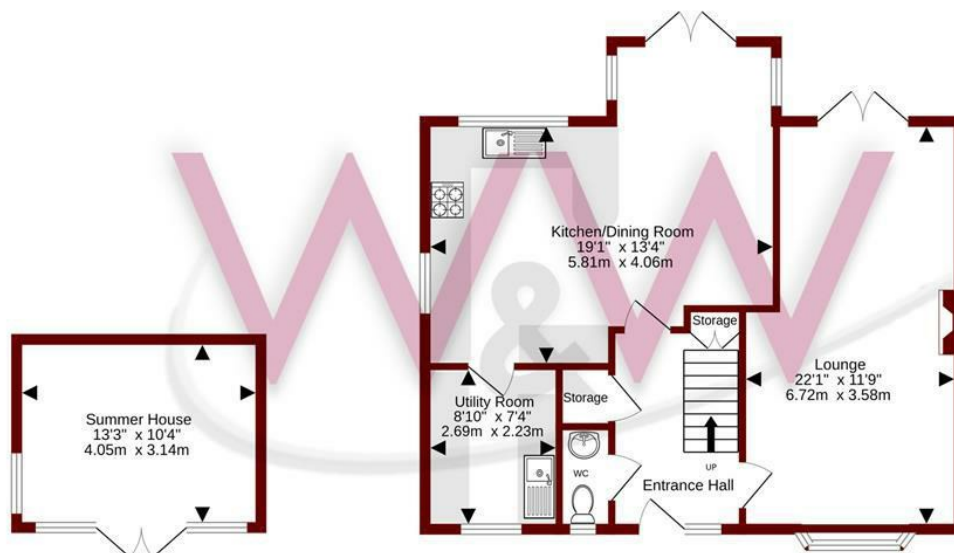
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



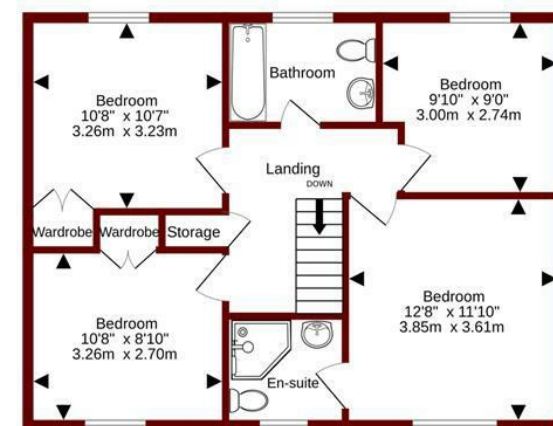
Garage & Summer House
569 sq.ft. (52.9 sq.m.) approx.



Ground Floor
683 sq.ft. (63.4 sq.m.) approx.



1st Floor
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 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	75	81
(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	

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