



Church Road | Locks Heath | Southampton | SO31 6LS

Asking Price £580,000



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W&W are delighted to offer for sale this unique opportunity to purchase this three bedroom detached family home with it's own one double bedroom annexe. Internally, the property boasts over 1700 sq.ft providing four bedrooms, two living rooms, two kitchens & two bathrooms. Outside, the property sits on an enviable plot providing a rear landscaped garden & large frontage providing driveway parking for multiple vehicles.

Church Road is ideally situated with Locks Heath Centre just a short stroll away providing a variety of shops, eateries & amenities, including a large Waitrose. Also easily accessible are the excellent transport links including A27, M27, bus route & Swanwick train station. Park Gate Primary, Locks Heath Infants & St. John the Baptist schools are all situated less than a mile away.

### 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 & extended three bedroom detached family home

The property benefits from it's own one bedroom self contained annexe

Versatile living accommodation over 1700 sq.ft

Large frontage approached via wooden gates

27'1ft Lounge to the main house with double doors opening out onto the decked sun terrace



Dual aspect kitchen/breakfast room with feature range style cooker to remain & space for additional appliances

Utility room providing storage space & plumbing/space for appliances

Three bedrooms to the first floor with one benefitting from built in wardrobes

Main bathroom comprising three piece suite

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

The annexe accommodation comprises of one double bedroom, lounge, kitchen/dining room & en-suite shower room

Living room with steps down from the utility room

Modern kitchen/dining room enjoying high gloss units, porcelain flooring & bi-fold doors opening out onto the decked sun terrace

Integrated appliances include hob, microwave, oven, dishwasher to remain & space for fridge/freezer

Main bedroom to the annexe benefiting from a walk in wardrobe

Modern en-suite walk in shower room comprising of three piece suite, attractive wall & floor tiling

Feature underfloor heating to the annexe kitchen/dining room, en-suite & lounge

Rear landscaped garden enjoying raised decked sun terrace, area laid to artificial lawn, pebbled area with patio area & summer house to remain

Shingled driveway providing parking for multiple vehicles

The property is of a traditional brick build and is





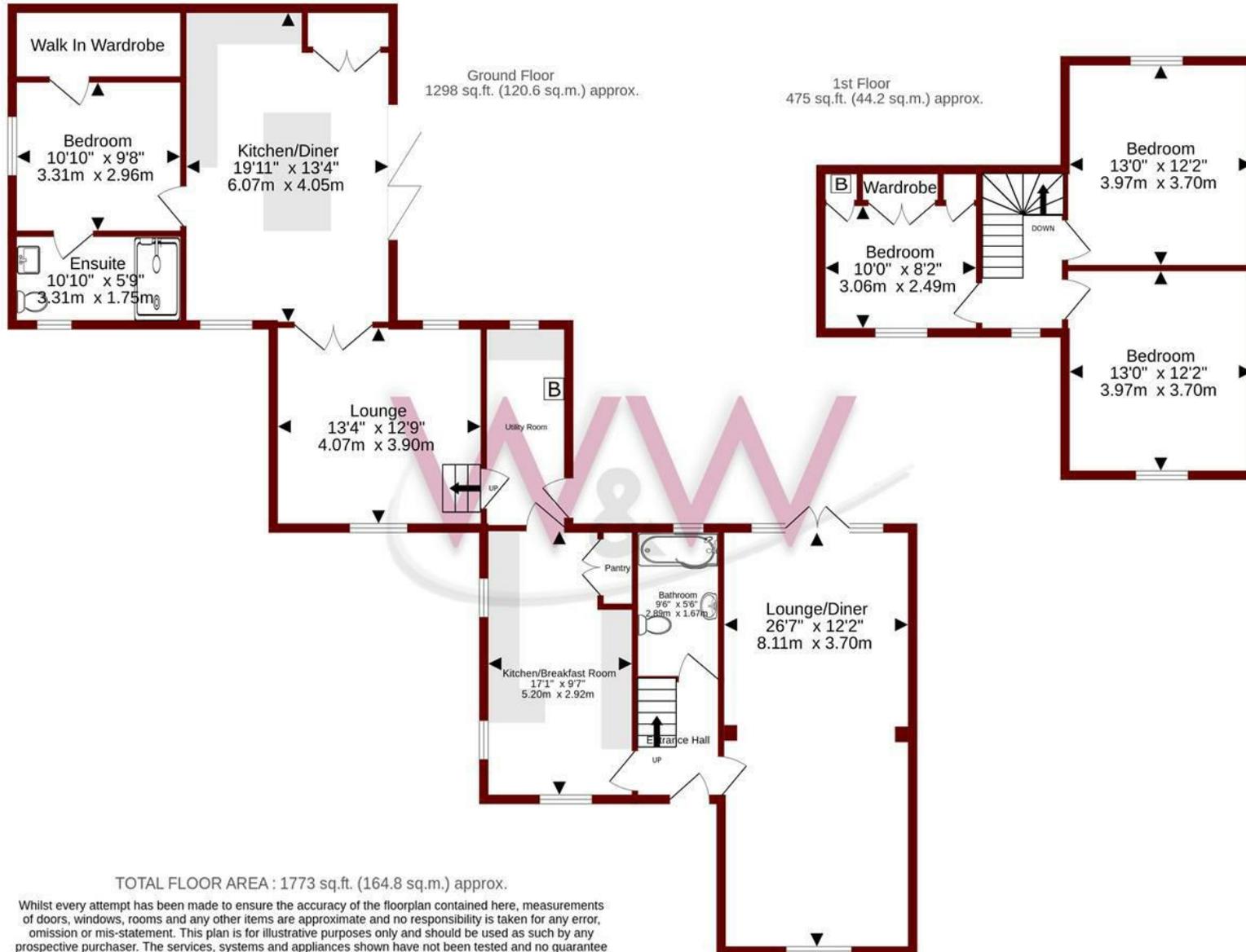
connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

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/>

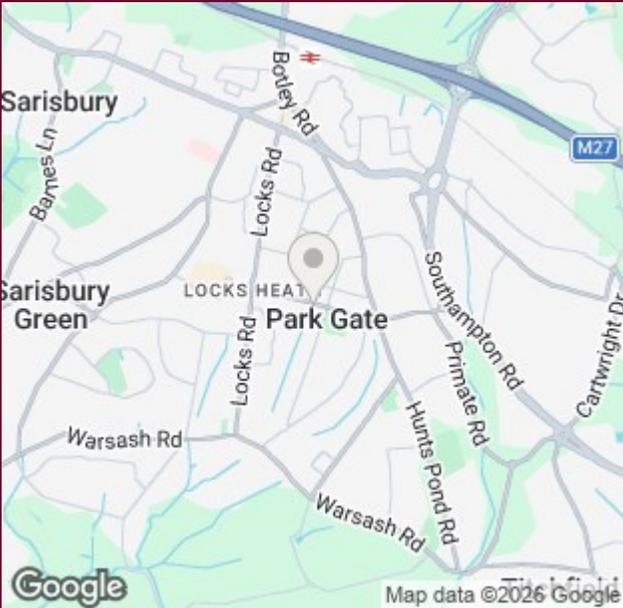
AGENTS NOTE - The roof of the main house did have spray foam insulation but this has been removed



TOTAL FLOOR AREA : 1773 sq.ft. (164.8 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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