



£635,000
Freehold

35 Old Common, Locks Heath

Southampton, Hampshire SO31 6AU



Quick View

	4 Bedrooms		Double Garage
	3 Living Rooms		2 Bathrooms
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band F

Reasons to View

- A deceptively spacious and very homely four-bedroom family home, tucked away in the corner of this very popular Cul-De-Sac. With parking and a double garage, there’s room for the growing family.
- The well proportioned living rooms offer you all the space you will ever need, with a separate dining room, study and conservatory, room to enjoy, relax and grow.
- With four double bedrooms and an en suite, every member of the family will have their own private retreat.
- Old Common has become a very sought-after spot, being so close to the Locks Heath shopping centre with everything you need on your doorstep and less than one kilometre away from Brookfield schools.
- If you need parking, the driveway and double garage will comfortably accommodate several cars, a boat, or even a motorhome. And once the kids are driving, there’ll be room for them as well.
- Our sellers have already found their new home, so come and have a look to see if this house will become your next home.
- The picturesque River Hamble close at hand which offers gorgeous riverside walks, marina facilities, eateries and very sociable local pubs as well as a sense of community.

Description

Enter through the front door into the spacious hallway which flows nicely across the ground floor. With a very useful cloak cupboard, hard-wearing wooden flooring doors and a downstairs W.C. with additional built-in storage.

The spacious living room offers a log burner providing a focal point, patio doors leading into the light and bright brick and glazed conservatory with French doors opening out onto the garden. The study would also make an ideal games or playroom. A separate dining room provides space that will accommodate even the largest dining table. A well-appointed kitchen has recently been replaced by the current owners with lots of working space, having storage beneath and eye-level cupboards, full-height pull-out larder style cupboards and downlighters. There is an inset sink unit and glazed door leading to a covered walkway accessing the double garage and garden.

On the first floor, the galleried style landing offers access to the insulated and partly boarded loft space, an airing cupboard housing the Worcester gas-fired combination boiler. The first bedroom has built-in wardrobes and an en suite with a walk-in shower, wash hand basin and W.C. Bedrooms two, three and four are similarly well appointed, having built-in wardrobes. The family bathroom comprises a contemporary white three-piece suite with a panelled bath, integrated vanity unit and W.C. downlighters.

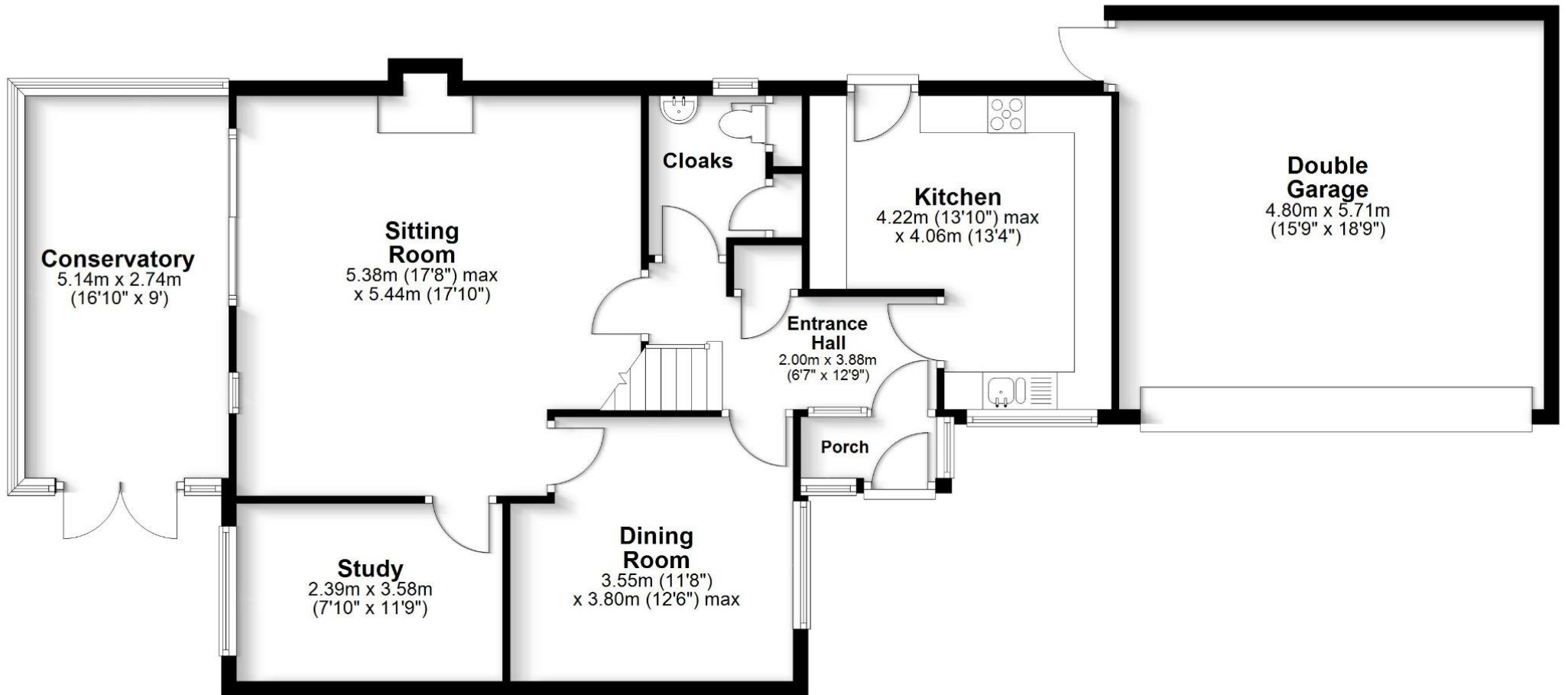
The outside space comprises off-road parking to the front of the property with parking for several cars accessing the double-width garage with an electric roller door, personnel door and additional utility area including sink and plumbing for a washing machine, as well as additional roof storage space. The rear garden is predominantly laid to lawn, being enclosed by wooden fence panelling, outside taps and backs onto an open greensward, ideal for dog walking or popping across to Locks Heath shopping centre.

Directions

<https://what3words.com/unlisted.intelligible.painters>

Ground Floor

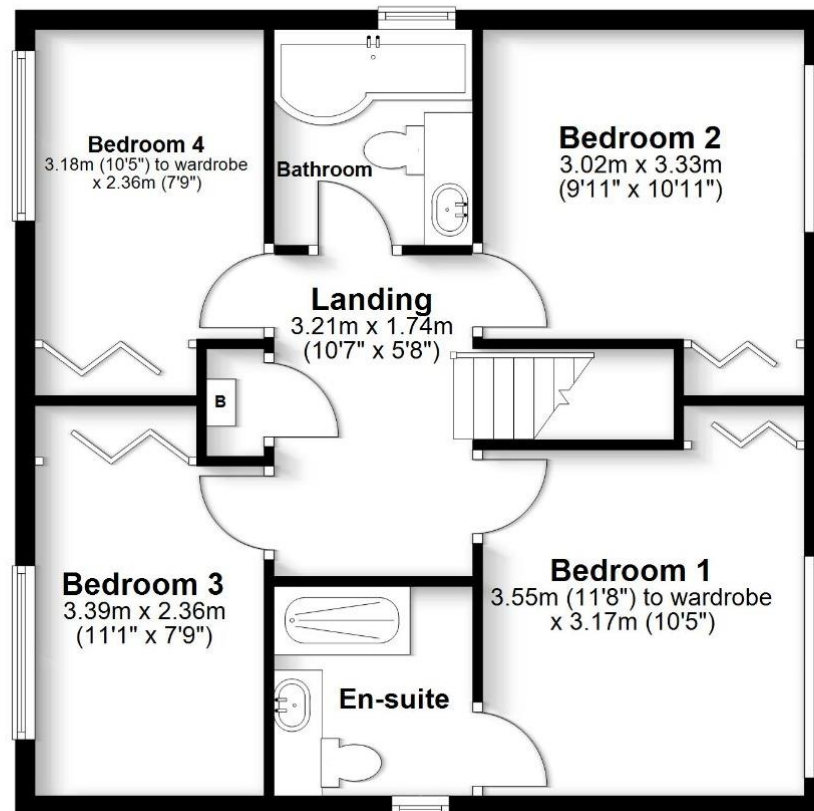
Main area: approx. 91.3 sq. metres (982.8 sq. feet)
Plus garages, approx. 27.4 sq. metres (295.2 sq. feet)



Main area: Approx. 153.2 sq. metres (1648.5 sq. feet)
Plus garages, approx. 27.4 sq. metres (295.2 sq. feet)

First Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



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