



£585,000
Freehold

45 Locks Heath Park Road, Locks Heath
Southampton, Hampshire SO31 6NA



Quick View

	4/5 Bedrooms		Garage
	3/4 Living Rooms		3 Bathrooms
	Detached House		EPC Rating TBC
	Driveway Parking for 4 + Cars		Council Tax Band E

Reasons to View

- Offered with no forward chain, this detached chalet-style home is ready to be passed into new hands, helping to keep your move as straightforward as possible.
- Four bedrooms, three bathrooms and four reception spaces, two of which could be ground floor bedrooms, provide generous and flexible accommodation, ideal for family life, visiting guests or multi-generational living.
- Set along one of Locks Heath’s premier roads, the home enjoys an excellent location, approximately a 20-minute walk from Locks Heath Shopping Centre and Waitrose.
- The open-plan kitchen, dining and family room spans the rear of the home, creating a wonderful social space, complete with a wood-burning stove for cosy evenings.
- The westerly-facing rear garden is a real treat, with mature planting, fruit trees and bushes — you may want to start saving your jars for the jams and chutneys.
- For those who enjoy the outdoors, grab a picnic, jump on your bikes and explore the countryside, with Brownwich Beach a lovely ride away.

Description

Driving along Locks Heath Park Road, you cannot fail to be impressed by the variety and character of homes on this lovely wide road. Set back from the road with a generous forecourt providing off-road parking, this detached chalet-style home was built in the late 1950s or early 60s and has been in the same ownership since 1969. The driveway continues down the side of the house, with double gates leading through to a prefabricated garage.

A large porch with tiled flooring opens into the hallway, where there is built-in storage and stairs rising to the first floor. To the front of the home, the generous sitting room could also be used as a ground-floor bedroom if required, particularly as there is a shower room with walk-in shower directly across the hall. There is also a separate study/bedroom overlooking the side of the property, complete with plenty of built-in storage.

Spanning the rear of the home is a sociable dining/family room and kitchen with utility area. The kitchen is fitted with a good range of units, including a large pantry cupboard and an island unit with pop-up power. At the far end, the open utility area provides further sink space and practical tiled flooring.

The kitchen flows through to the dining/family room, where quality oak flooring, a wood-burning stove and double doors into the garden room create a warm and welcoming living space. The garden room itself is a particularly lovely addition, with a vaulted ceiling, high-level glazing and Velux windows drawing in plenty of natural light. With tiled flooring and underfloor heating, it is both practical and cosy — an ideal spot to sit and enjoy the outlook over the garden.

From the hall, the staircase with wrought iron detailing leads up to the first-floor landing, where a walk-in airing cupboard provides excellent storage. To the front of the house, the principal bedroom has fitted wardrobes and access into the eaves for additional storage. The second bedroom also has fitted wardrobes and enjoys a view over the garden to the rear. There are two further bedrooms either side of the landing, both with eaves storage, one of which also benefits from its own ensuite, making it an ideal guest room. The ensuite and family bathroom are both fitted with modern white suites and attractive tiling.

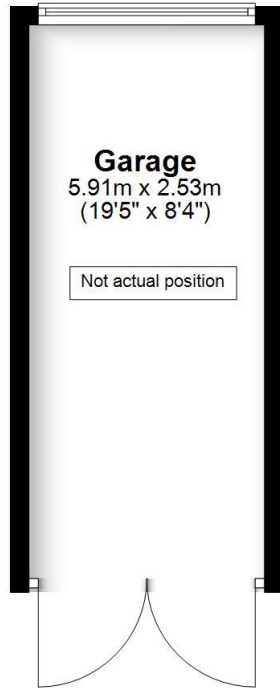
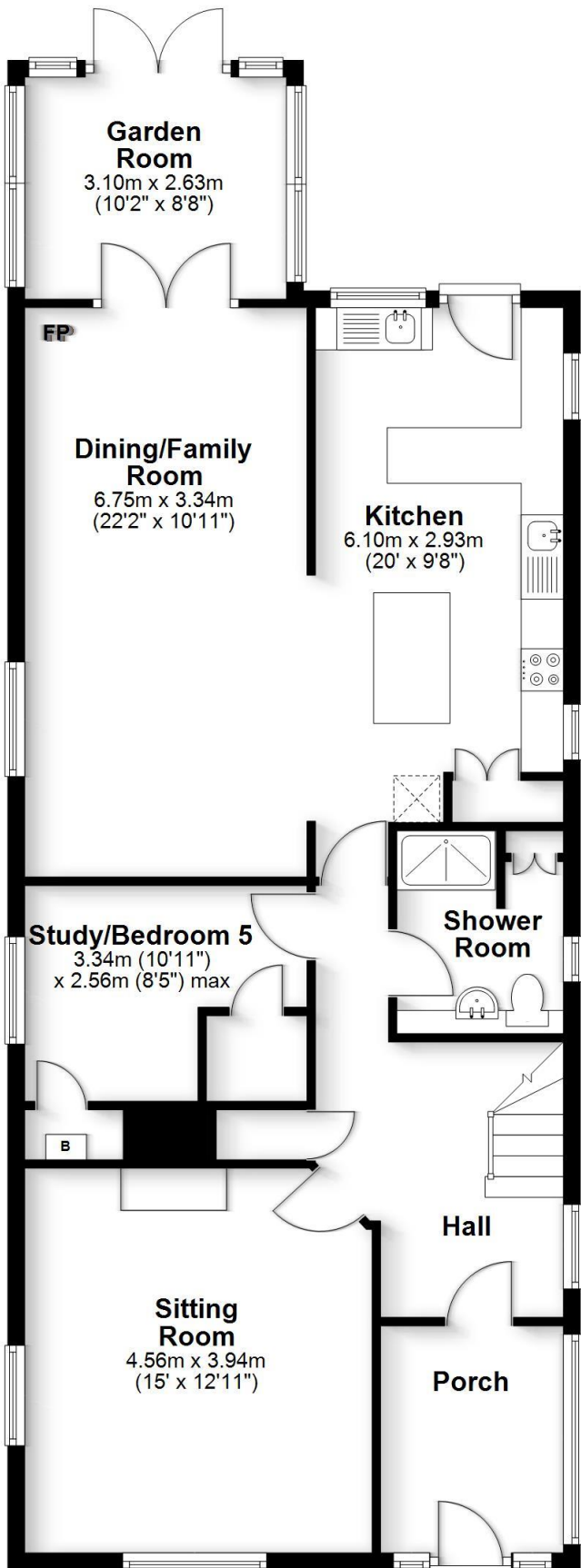
Outside, the westerly-facing rear garden is a real haven and one we hope the next owners will enjoy tending. The patio steps down to the lawn, with well-stocked borders and mature ornamental and fruit trees helping to create a good degree of privacy. At the far end of the garden there is a productive growing area with compost bins and a greenhouse. The home also benefits from owned solar panels and solar water heating tubes, helping to provide electricity and hot water, with surplus energy fed back into the grid to generate an income. This is a home with a great deal to offer, and one that is best appreciated in person.

Directions

<https://what3words.com/blush.lilac.hopeless>

Ground Floor

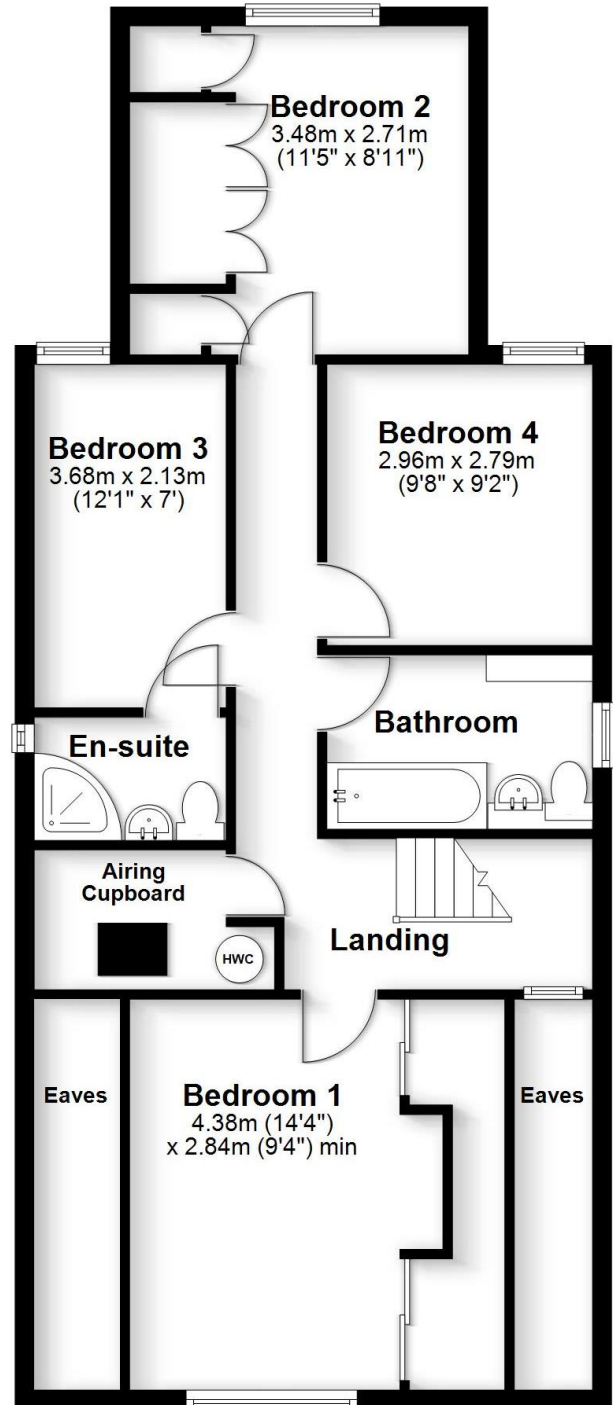
Main area: approx. 102.5 sq. metres (1103.7 sq. feet)
Plus garages, approx. 15.0 sq. metres (161.2 sq. feet)



Main area: Approx. 171.8 sq. metres (1849.3 sq. feet)
Plus garages, approx. 15.0 sq. metres (161.2 sq. feet)

First Floor

Approx. 69.3 sq. metres (745.6 sq. feet)
(excluding Eaves, Eaves)



Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk

Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast