



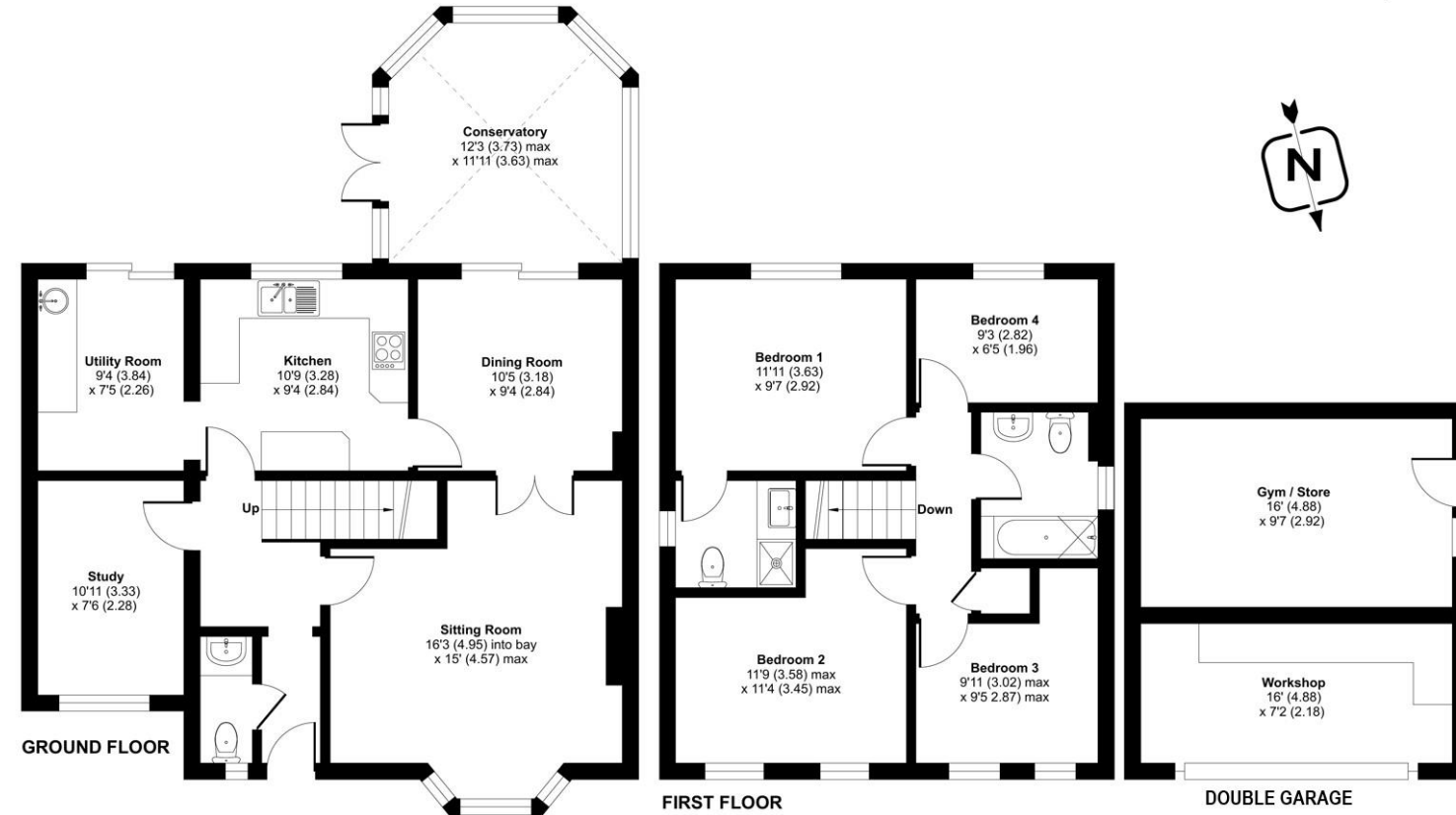
Laurel Gardens, Locks Heath, Southampton, Hampshire, SO31 6QH



ACCOMMODATION

Welcome to this charming four-bedroom detached family home nestled in a secluded and private part of Laurel Gardens. This property offers both privacy and tranquillity, with mature hedging providing a natural screen at the front. As you step inside, the ground floor greets you with a spacious and well-appointed layout. The sitting room, featuring a delightful bay window and a cozy log burner, is the perfect space to unwind. A separate study offers a quiet retreat for work or study, while the downstairs toilet adds convenience for guests. The heart of the home is the kitchen, located at the rear of the property, complete with a utility room for added practicality. Adjacent to the kitchen, you'll find a separate dining room, ideal for family meals or entertaining. The conservatory, accessible from the rear of the home, provides an additional versatile living space with views of the garden. Upstairs, the principal bedroom boasts an en-suite shower room, offering a touch of luxury and privacy. Three further good-sized bedrooms are served by a family bathroom, ensuring ample space for the entire family. The outdoor spaces are equally impressive, with a rear enclosed garden featuring a patio area, perfect for alfresco dining or simply enjoying the outdoors. The front of the property offers off-street parking and a double garage, currently configured with a workshop in the front and a gym/storage area at the back.

Approximate Area = 1413 sq ft / 131.2 sq m
 Outbuildings = 270 sq ft / 25 sq m
 Total = 1683 sq ft / 156.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1177639



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

SITUATION

Primarily a residential area, Locks Heath centres around the nearby modern shopping complex which offers excellent parking and a comprehensive range of shops and services, such as a Doctors Surgery and a Public Library, as well as a Public House. Shopping facilities include a large Waitrose and an extensive range of supporting retail outlets, including a Pharmacy. The location provides excellent access to the coast and the River Hamble offering a host of opportunity for recreational activity. Schooling in this area is a particular attraction, the local catchment school Park Gate Primary School is within walking distance. The area is also very well served by pre-schools as well as Brookfield Community School Swanwick railway station provides services along the South Coast between Brighton and Southampton Central and an hourly service to London Victoria. Beyond the station is the M27 motorway giving access along the South coast and excellent access to London via the M3 or A3.



SPECIFICATION

- Four-bedroom family home
- Kitchen and utility room
- Conservatory
- En-suite to principal bedroom
- Rear enclosed garden
- Driveway parking
- Double garage that is currently configured with a workshop and a gym/storage

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band E

ASKING PRICE £600,000

TENURE

Freehold