

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Tel: 01489 885500

admin@brookindependent.co.uk

www.brookindependent.co.uk

BROOK
INDEPENDENT
ESTATE AGENTS



34 Cardinal Way

Locks Heath, Southampton, SO31 6RT

£340,000



Originally constructed in the early 1980's this attractive neo Georgian semi has been extended and adapted to provide a lovely family home in a quiet cul de sac location. There are a number of nice features including a modern fitted kitchen and bathroom, attractive neutral décor, south facing garden and an extended ground floor with three proper reception rooms. The original garage has been converted to provide a utility, cloakroom and study but there is plenty of room at the front for additional parking should it be required. The living room now has an attached dining room which overlooks the garden.

Cardinal Way is a cul de sac location just east of the Locks Heath District Centre by about ½ mile. There is an extensive range of shopping and community facilities including a large Waitrose supermarket, Doctor's surgery, library and a popular local public house, The Strawberry Tavern. Just a couple of hundred yards away is a pretty little park with tennis courts and children's playground, there are also plenty of nice walks along a network of footpaths which links to the local schools and centre.

This property is a must view for those seeking that long term family home and is offered with vacant possession.

Council Tax Band: C Fareham Borough Council



Entrance Hallway

Living Room with Fireplace 17' x 12'4 (5.18m x 3.76m)

Dining Room 10' x 7'1 (3.05m x 2.16m)

Kitchen 8'8 x 7'4 (2.64m x 2.24m)

Reception Room 10' x 9'3 (3.05m x 2.82m)

Master Bedroom 10' x 9'4 (3.05m x 2.84m)

Bedroom Two 10'11 x 9'4 (3.33m x 2.84m)

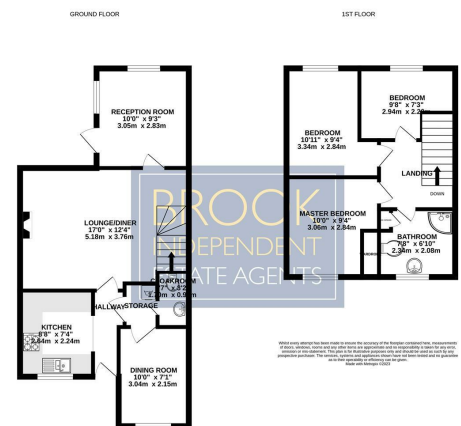
Bedroom Three 9'8 x 7'3 (2.95m x 2.21m)

Bathroom 7'8 x 6'10 (2.34m x 2.08m)

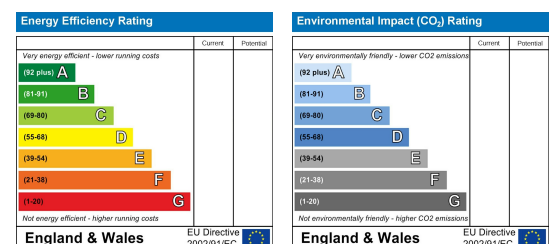
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.