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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 19 The Brackens

, Locks Heath, SO31 6TU

**£550,000**



Brook Independent Estate Agents are delighted to present to the market this fine detached family residence situated in premier position in central Locks Heath. The area is popular due to its proximity to schools of excellent repute, access to main commuter routes and the thriving commerce centres of Whiteley, Segensworth and Kitescroft all of which are a short drive away. The entrance hallway provides access to all the principal accommodation. On the first floor are four substantial bedrooms all with wardrobes, the principal suite has useful double wardrobes en suite shower room. Additionally there is a three piece modern family bathroom. However, it's the living space on the ground floor where the most time is spent. The reception rooms are ideal for multi-use as family grows, plus there is definite scope to alter this home to create an open plan family kitchen if desired. However, as it stands this fine detached home has a spacious kitchen breakfast room with enough space for a social table perfect for busy breakfasts and kitchen suppers with the formal dining room adjoining for more elaborate occasions. The living room is lovely; light and bright with ample room for furniture, a feature fireplace and double doors to the formal dining area. The kitchen has plenty of storage and preparation space and space for a kitchen table. Outside the rear garden is the perfect size to potter and enjoy and there is a terrace and steps up to the garden with well stocked borders and seasonal shrubbery. There is a door which leads into the detached double garage with plenty of parking to the front.

An early inspection is highly recommended and are strictly by appointment.



Entrance Hallway

Study 9'4 x 8'6 (2.84m x 2.59m)

Cloakroom 8'6 x 3'11 (2.59m x 1.19m)

Living Room 13'4 x 11'5 (4.06m x 3.48m)

Dining Room 11'5 x 10'3 (3.48m x 3.12m)

Kitchen/Breakfast Room 14'1 x 13'3 (4.29m x 4.04m)

Principal Bedroom 11'3 x 11'1 (3.43m x 3.38m)

En Suite Shower Room

Bedroom Two 14'10 x 10'11 (4.52m x 3.33m)

Bedroom Three 10'4 x 8'9 (3.15m x 2.67m)

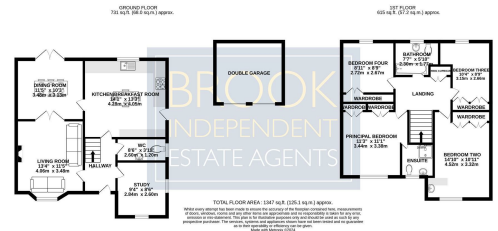
Bedroom Four 8'11 x 8'9 (2.72m x 2.67m)

Bathroom 7'7 x 5'10 (2.31m x 1.78m)

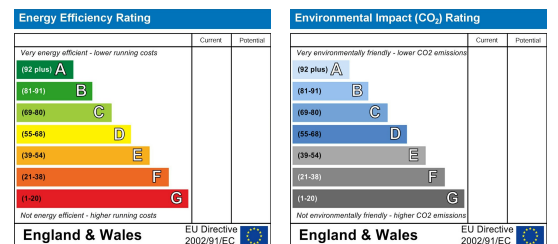
## Area Map



## Floor Plans



## Energy Efficiency Graph



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