



Connells

Ashdene  
Southampton





### Property Description

Connells are delighted to offer this three bedroom end-terraced property situated in the heart of Regents Park within walking distance to the local schools. This lovely home comprises of a lounge, kitchen/diner, conservatory, downstairs W/C, three bedrooms and shower room. The property also benefits from double glazing, gas central heating, 2 allocated parking spaces and an easy to maintain, enclosed rear garden. This property would be the perfect family home. A viewing is highly recommended to truly appreciate the accommodation we have to offer.

This spacious family home is located within walking distance of Shirley high street which offers a wide range of shops, restaurants with take away and eat in options as well as supermarkets. The location of this property in Regents Park is convenient for access to the motorway with the M271 leading to the M27 just a 3 minute drive away, making this property perfect for commuters. Less than a 10 minute drive lies Westquay shopping centre with a wide array of shops, cafes, restaurants and entertainment. Southampton Common is another 10 minute drive from the property, offering large open green areas as well as play areas for relaxation and exercise.

**Hall**

**W / C**

**Kitchen / Diner**

14' x 9' ( 4.27m x 2.74m )

**Lounge**

15' 7" x 11' 7" ( 4.75m x 3.53m )

**Conservatory**

13' 4" x 6' 5" ( 4.06m x 1.96m )

**Stairs Leading To Landing**

**Bedroom 1**

12' 8" into wardrobe x 9' ( 3.86m into wardrobe x 2.74m )

**Bedroom 2**

13' 10" x 7' 8" ( 4.22m x 2.34m )

**Bedroom 3**

7' 6" x 7' 1" ( 2.29m x 2.16m )

**Shower Room**



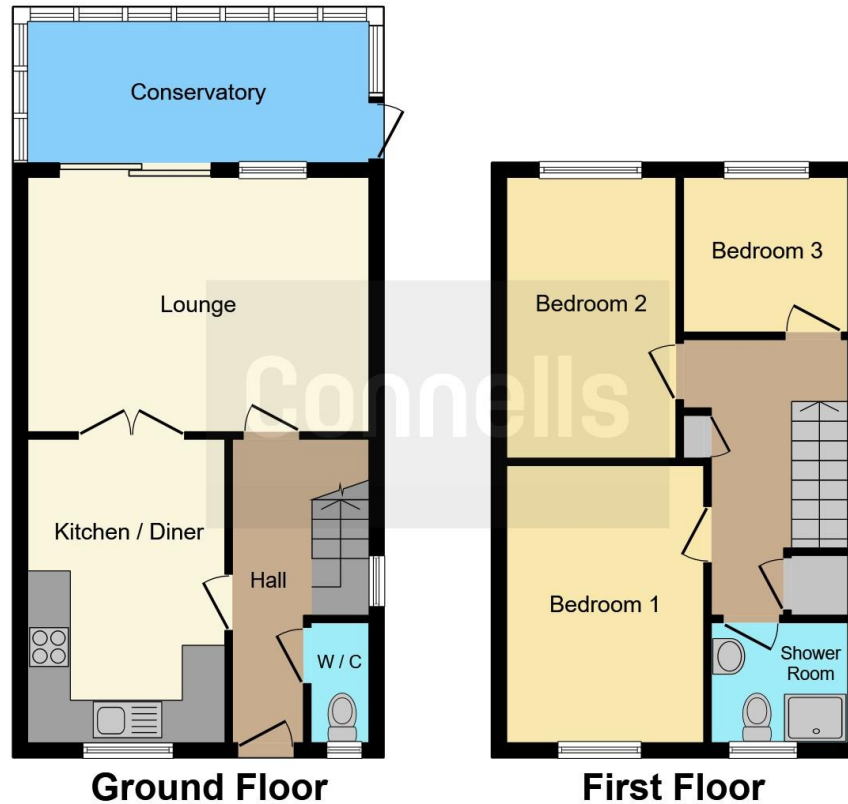












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SSR310656](http://connells.co.uk/Property/SSR310656)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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