



**Connells**

Oakley Road  
Southampton





### Property Description

Situated in the heart of Regents Park, Connells are delighted to welcome to the market this extended three bedroom 1930s semi-detached property which has been beautifully enhanced by the current owners to a beautifully presented, sleek and stylish property. This property would make the ideal family home and comprises a stunning lounge with bay window, downstairs cloakroom, an open plan kitchen/dining/additional living room with direct access to the garden through double French doors. Furthermore, the first floor accommodation offers three double bedrooms and a very modern three piece bathroom suite. Externally the property benefits from off road parking and an immaculate and easy to maintain rear garden, perfect for those family gatherings and BBQs. An early viewing is highly recommended to truly appreciate the accommodation that is on offer here at Oakley Road.

Just a 15 minute walk from 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 10 minute drive away, making this property perfect for commuters. Westquay shopping centre is located 2.5 miles away 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.

## Hall

## Lounge

13' 2" into bay x 12' 5"  
max ( 4.01m into bay x  
3.78m max )

## Kitchen

12' 3" x 9' 5" ( 3.73m x  
2.87m )

## Reception Room

12' 4" max x 10' 7"  
( 3.76m max x 3.23m )

## Dining Room

9' 4" x 8' 7" ( 2.84m x  
2.62m )

## W. C

Stairs      Leading      To  
Landing

## Bedroom 1

13' 2" into bay x 12' 5"  
(4.01m into bay x 3.78m )

## Bedroom 2

12' 4" max x 10' 9"  
( 3.76m max x 3.28m )

## Bedroom 3

9' 6" x 9' 5" ( 2.90m x  
2.87m )

## Bathroom















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: D**

**view this property online [connells.co.uk/Property/SSR310998](http://connells.co.uk/Property/SSR310998)**

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.

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