



Connells

Crabwood Road
Southampton



Property Description

Situated in one of the most desirable roads in the area, Connells are delighted to bring to the market this truly magnificent three bedroom detached house on Crabwood Road. The property benefits from ample off road parking and a generously sized, southerly facing rear garden, which is perfect for hosting and entertaining family and friends. Once you set foot in this property, you'll notice the house has been decorated to a very high standard and comprises a private sitting room, open plan kitchen/dining room, conservatory with direct access out onto the rear garden. The first floor benefits from three well-proportioned bedrooms and a three piece shower suite. Other features to this property are double glazing, gas central heating and side access to the rear garden. An early viewing is highly recommended to truly appreciate the accommodation we have to offer here on Crabwood Road.



Local amenities include access to Southampton General and Princess Anne Hospitals, bus service to Southampton City Centre and Shirley shopping centre. Located nearby are recreational parks, Southampton Sports Centre, The Common and access to Central train station and motorway links M3/M27 to major routes.

Porch

Hall

Sitting Room

14' 3" x 11' 2" (4.34m x 3.40m)

Kitchen/ Dining Room / Utility

17' 2" x 19' 2" (5.23m x 5.84m)

W. C

Conservatory

5' 2" x 9' 3" (1.57m x 2.82m)

Stairs Leading To Landing

Bedroom 1

14' 3" x 11' 3" (4.34m x 3.43m)

Bedroom 2

12' 9" x 10' 8" (3.89m x 3.25m)

Bedroom 3

9' 5" x 6' (2.87m x 1.83m)

Shower Room

5' 7" x 5' 3" (1.70m x 1.60m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SSR311241

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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