



Connells

Stanton 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 on Stanton Road. This property would make the ideal family home and comprises a stunning lounge with bay window, separate dining room, kitchen, conservatory, downstairs shower room, three good sized bedrooms and family bathroom. Externally the property benefits from driveway parking, garage and an 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 in Regents Park.

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.

Porch

Hall

Lounge

16' x 12' 7" (4.88m x 3.84m)

Dining Room

13' 1" x 11' 2" (3.99m x 3.40m)

Kitchen

16' x 7' 7" (4.88m x 2.31m)

Conservatory

13' 8" x 12' 7" (4.17m x 3.84m)

Shower Room

8' 2" x 3' 2" (2.49m x 0.97m)

Stairs Leading To Landing

Bedroom 1

16' x 12' 7" (4.88m x 3.84m)

Bedroom 2

13' 2" x 11' 2" (4.01m x 3.40m)

Bedroom 3

9' 8" x 7' 9" (2.95m x 2.36m)

Bathroom

6' 3" x 6' 7" (1.91m x 2.01m)









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

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EPC Rating: D

view this property online connells.co.uk/Property/SSR311274

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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