



**Connells**

King Georges Avenue  
Southampton



### Property Description

Connells are delighted to bring to market this property, situated in one of the most sought-after roads in Regents Park. This three bedroom semi-detached house would make the ideal family home. The inside is comprised of a spacious living room with a bay window, a generous sized dining room, leading through to a well-equipped kitchen, with a fitted oven and ample cupboard space. The kitchen and dining room both lead into the beautiful conservatory through double doors and into the large west-facing garden, meaning all-day sunshine. The garden has grassed and patio areas, and for extra convenience, there is a W/C next to it, all of this makes it perfect for all occasions and for all ages. The upstairs is home to three good sized bedrooms, one with built-in storage, and a three-piece bathroom comprising a toilet, hand wash basin, and bath with an attached shower. Additional benefits are double glazing, gas central heating, and off-road parking.

It is located near Shirley High Street, the City Centre, and West Quay, and all offer a wide variety of shops, cafes, restaurants with both eat-in and takeaway options, supermarkets and entertainment venues. There is convenient access to the motorway, with the M271, connecting to the M27, just a 3minute drive away, making the property perfect for commuters. Southampton Common and the New Forest provide large, and open recreational areas, and many primary and secondary schools in the area, make it an excellent choice for families.

## Porch

## Hallway

## Living Room

11' 7" x 12' 7" ( 3.53m x 3.84m )

With Bay Window

## Dining Room

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

## Kitchen

6' 3" x 13' 4" ( 1.91m x 4.06m )

## Conservatory

14' 8" x 9' 6" ( 4.47m x 2.90m )

## W/C

2' 6" x 4' 3" ( 0.76m x 1.30m )

## Stairs Leading To First Floor

## Landing

## Bathroom

6' x 6' 1" ( 1.83m x 1.85m )

With Hand-Washing Basin, Toilet & Bath with Attached Shower

## Bedroom 1

13' x 12' 7" ( 3.96m x 3.84m )

With 2 Built-In Wardrobes

## Bedroom 2

10' 4" x 13' 1" ( 3.15m x 3.99m )

## Bedroom 3

7' 4" x 9' 6" ( 2.24m x 2.90m )









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 02380 789 351**  
**E [shirley@connells.co.uk](mailto:shirley@connells.co.uk)**

409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SSR311640](http://connells.co.uk/Property/SSR311640)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SSR311640 - 0004