



Connells

Hill Lane  
Southampton





### Property Description

Located on one of the most desirable roads in the ever popular Upper Shirley, Connells are delighted to offer this stunning and spacious four bedroom family home positioned on the highly sought after Hill Lane, with the benefits of double glazing throughout, gas central heating, off road parking and a stunning rear garden, making this property a must see.

The well-proportioned and fabulously laid out accommodation on the ground floor is comprised of a spacious living room with storage built-in, allowing you to maintain that clutter-free look, leading into the modern and well-equipped kitchen and out into the large and private garden. From the living room, you can also choose to go into the first spacious bedroom of the property, with its own shower room ensuite with additional storage on the hand-washing basin. Furthermore, the upstairs is home to the remaining three well-sized bedrooms, including one having its own private dressing room. Finally there is a four-piece bathroom inclusive of a shower, bath, hand-washing basin and toilet.



All of these elements create the perfect family home, including its location. It is situated in the most desirable and convenient locations in Southampton because it is positioned just a stone's throw away from colleges and schools, for all ages, Southampton Common, doctors surgeries and Southampton General Hospital. As well as Shirley High Street and the Highfield Campus of Southampton University by both walking, bus and cycling.

## Living Room

23' 2" x 12' 7" ( 7.06m x 3.84m )

Has Built-In Storage Under Stairs

## Storage Cupboard Under Stairs

## Bedroom 1

17' 1" x 8' 1" ( 5.21m x 2.46m )

With Ensuite

## Ensuite

7' 9" x 4' 7" ( 2.36m x 1.40m )

In Bedroom 1 Downstairs. Three-Piece Toilet, Shower & Hand-Washing Basin with Storage.

## Kitchen

18' x 7' 8" ( 5.49m x 2.34m )

## Stairs Leading To First Floor

## Landing

## Bedroom 2

10' x 12' 7" ( 3.05m x 3.84m )

With Dressing Room

## Dressing Room

10' 3" x 7' ( 3.12m x 2.13m )

## Bathroom

8' x 8' 6" ( 2.44m x 2.59m )

Four-Piece with Shower, Bath, Hand-Washing Basin & Toilet.

## Bedroom 3

12' 7" x 8' 6" ( 3.84m x 2.59m )

## Bedroom 4

10' x 8' 1" ( 3.05m x 2.46m )















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)

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**EPC Rating: D**

Tenure: Freehold

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