



**Connells**

Regents Park Road  
Southampton





### Property Description

Situated in the popular Regents Park, Connells are delighted to bring to the market this three-bedroom, semi-detached house on Regents Park Road. The downstairs is comprised of a well-sized living room with a beautiful Bay Window, a separate dining room with double door access into the large and well-kept rear garden. Further on is the stunning and well-equipped kitchen, with ample cupboard storage, and also has direct access into the rear garden. There is also direct access into a separate downstairs W/C, boasting a Toilet, Sink, ease and convenience! The upstairs is home to three double bedrooms one with a beautiful bay window, and another with built-in storage, as well as extra storage on the landing. The modern three piece bathroom suite is made up of a Toilet, Handwashing Basin with Storage, Mirrored Storage Cabinet and a Bath with Attached Shower. Additional benefits are driveway off-road parking for 3, gas central heating and double glazing throughout. No Forward Chain

This stunning family home is located within walking distance of many open green spaces - such as Southampton Common and the Sports Centre - offering large open green areas as well as play areas, and Shirley High Street which offers a wide range of shops, cafes, restaurants, healthcare, and entertainment, just like Westquay Shopping Centre which is less than a 10 minute drive. Regents Park has convenient access to the motorway with the M271/M27 just a 3 minute drive away, making it perfect for commuters.

## Hallway

Has Storage Cupboard

## Living Room

18' MAX x 11' 9" ( 5.49m MAX x 3.58m )

With Beautiful Bay Window

## Dining Room

10' 4" x 14' 6" ( 3.15m x 4.42m )

Direct Access to Rear Garden through Double Doors

## Kitchen

10' 6" x 8' 9" ( 3.20m x 2.67m )

Direct Access to Rear Garden through Double Doors, and Separate W/C.

## W/C

Toilet & Hand-Washing Basin. Access from Kitchen

## Stairs Leading To First Floor

## Landing

Has Storage Cupboard

## Bedroom 1

17' 8" x 11' 9" ( 5.38m x 3.58m )

Has Beautiful Bay Window

## Bedroom 2

14' 4" x 10' 5" ( 4.37m x 3.17m )

Has Built-In Storage

## Bedroom 3

11' 4" MAX x 8' 9" ( 3.45m MAX x 2.67m )

## Bathroom

5' 7" x 7' 4" ( 1.70m x 2.24m )

Toilet, Handwashing Basin with Storage, Mirrored Storage Cabinet and a Bath with Attached Shower.















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**

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Tenure: Freehold



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