



**Connells**

King Edward Avenue  
Southampton



King Edward Avenue  
Southampton SO16 4DL

for sale offers over  
**£300,000**



### Property Description

Connells are pleased to present this charming 1930's three-bedroom semi-detached home on King Edward Avenue, one of the most sought-after roads in Regents Park. Offering generous living space and plenty of potential, this property is perfect for families or investors.

The ground floor features a well-sized kitchen with ample storage and space for freestanding appliances. The open-plan living and dining area boasts a beautiful bay window and direct access to the rear garden, making it an ideal space for entertaining and hosting. The garden, while in need of some renovation, provides a fantastic opportunity to create your perfect outdoor retreat, and exceeds 50ft in length.

Upstairs, there are three well-proportioned bedrooms, with the master benefiting from built-in storage. The family bathroom includes a bath with an overhead shower, hand-wash basin, and toilet. This property offers gas central heating, a driveway, and no forward chain. Recent updates include a newly installed kitchen door and frame, new carpets, flooring, double glazing and a Worcester Boiler System.

Situated within walking distance of Shirley High Street, residents have access to a variety of shops, restaurants, and supermarkets. Excellent transport links include easy access to the M271 and M27, making this home ideal for commuters. Westquay Shopping Centre and Southampton

Common are both within a 10-minute drive, offering shopping, dining, and green spaces for leisure and relaxation.

## Hallway

## Living Room

15' 9" MAX x 12' ( 4.80m MAX x 3.66m )

Open-Plan with Dining Room, and Has Beautiful Bay Window and Has Direct Access From Dining Area to Rear Garden

## Dining Room

10' 7" x 11' ( 3.23m x 3.35m )

Open-Plan with Living Room ,and Has Direct Access to Rear Garden

## Stairs Leading To First Floor

## Landing

## Bedroom 1

12' x 12' 1" ( 3.66m x 3.68m )

Has Built-In Storage Available

## Bedroom 2

10' 8" x 9' ( 3.25m x 2.74m )

## Bedroom 3

9' 8" x 8' ( 2.95m x 2.44m )

## Bathroom

6' 2" x 5' 4" ( 1.88m x 1.63m )

Three-Piece Suite with Bath and 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)

To view this property please contact Connells on

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409 Shirley Road Shirley  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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