



Connells

Twyford Avenue  
Southampton





### Property Description

Situated on one of the most desirable roads in the ever-popular Upper Shirley suburb of Southampton, Connells are delighted to offer this charming, spacious, and extended four-bedroom family home positioned on the highly sought after Twyford Avenue. The well-proportioned and fabulously laid out accommodation on the ground floor comprises of a lounge with bay window, dining room, downstairs cloakroom, kitchen, conservatory with utility room which benefits from direct access to the spacious rear garden and garage/workshop which together make the perfect setting for entertaining both family and friends. Upstairs, the first-floor houses three generously sized bedrooms and a modern bathroom suite and the second floor having a spaciously sized master bedroom and en-suite, making this home perfect for families of all ages.

Upper Shirley is one of the most desirable locations in Southampton and positioned just a stone's throw away from Southampton Common offering hundreds of acres of open space, fantastic for socialising. Access to Southampton General Hospital is easily reached, with the Highfield Campus of Southampton University both by walking, bus and cycling. Local education is sought after in Upper Shirley with it's fantastic primary, secondary, and higher education all within walking distance of Bellemoor Road. Bellemoor Road is fantastically positioned in Upper Shirley to allow easy access to the mainline railway station which offers a fast and effective route to London.

**Porch**

**Hall**

**Living Room**

17' 7" x 11' 9" ( 5.36m x 3.58m )

**Dining Room**

11' 2" x 11' 6" ( 3.40m x 3.51m )

**Kitchen**

12' x 7' 6" ( 3.66m x 2.29m )

**Conservatory**

18' 3" x 9' 4" ( 5.56m x 2.84m )

**Utility**

**W/C**

**Stairs To 1st Floor Landing**

**Bedroom 2**

15' 5" x 11' 8" ( 4.70m x 3.56m )

**Bedroom 3**

13' 6" x 10' 3" ( 4.11m x 3.12m )

**Bedroom 4**

11' 6" x 8' 5" ( 3.51m x 2.57m )

**Bathroom**

7' x 5' 5" ( 2.13m x 1.65m )

**Stairs To 2nd Floor**

**Bedroom 1**

16' 4" x 14' 1" ( 4.98m x 4.29m )

**Ensuite**

6' 3" x 6' 2" ( 1.91m x 1.88m )

**Garage / Workshop**

21' 8" x 9' 5" ( 6.60m x 2.87m )















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**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SSR312055](http://connells.co.uk/Property/SSR312055)



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: SSR312055 - 0003