



Connells

Anderdon Avenue
Rownhams Southampton

Anderdon Avenue Rownhams Southampton SO16 8NN

for sale offers in excess of
£400,000



Property Description

Connells are delighted to present this well-maintained three-bedroom detached home, nestled in the sought-after area of Rownhams. Known for its peaceful surroundings, excellent transport links, and close proximity to local amenities, Rownhams offers the perfect balance of village charm with everyday convenience-ideal for families and professionals alike.

Upon entering, you're welcomed by a hallway with built-in storage and access to the bright and airy living room. It is enhanced by large windows and contemporary neutral décor, creating a warm and inviting space to relax. A handy downstairs W/C with additional storage opposite is perfectly positioned between the living room and kitchen. The sleek and modern kitchen boasts glossy cabinetry and integrated appliances, easily maintaining a clean and clutter-free look. There's ample space for a dining table, and it opens directly onto the well-maintained rear garden-featuring a laid-to-lawn area, a patio walkway, a shed, and side access - perfect for outdoor enjoyment. Upstairs, are three generously sized bedrooms. The master bedroom benefits from built-in storage and a stylish en-suite shower room complete with a toilet, wash-hand basin, shower, and storage space. A modern three-piece family bathroom serves the remaining bedrooms, and includes a bath with overhead shower, wash-hand basin, toilet, and storage space. Additional benefits are gas central heating, driveway parking and double glazing.

Hallway

Has Storage

Living Room

12' 5" MAX x 13' 8" MAX (3.78m MAX x 4.17m MAX)

W/C

6' x 3' 3" (1.83m x 0.99m)

Opposite a Built-In Storage Cupboard

Kitchen

15' 4" x 9' 3" (4.67m x 2.82m)

Sleek Kitchen with Integrated Appliances, Glossy Cabinets & Access to Rear Garden

Stairs Leading To First Floor

Landing

Bedroom 1

11' MAX x 9' 7" MAX (3.35m MAX x 2.92m MAX)

Has Shower Room Ensuite & Built-In Storage

Ensuite

5' 6" x 5' 3" (1.68m x 1.60m)

Three-Piece Shower Room Ensuite to Master Bedroom, Including Toilet, Wash-Hand Basin, Shower and Storage Space

Bedroom 2

10' 7" x 8' 5" (3.23m x 2.57m)

Bedroom 3

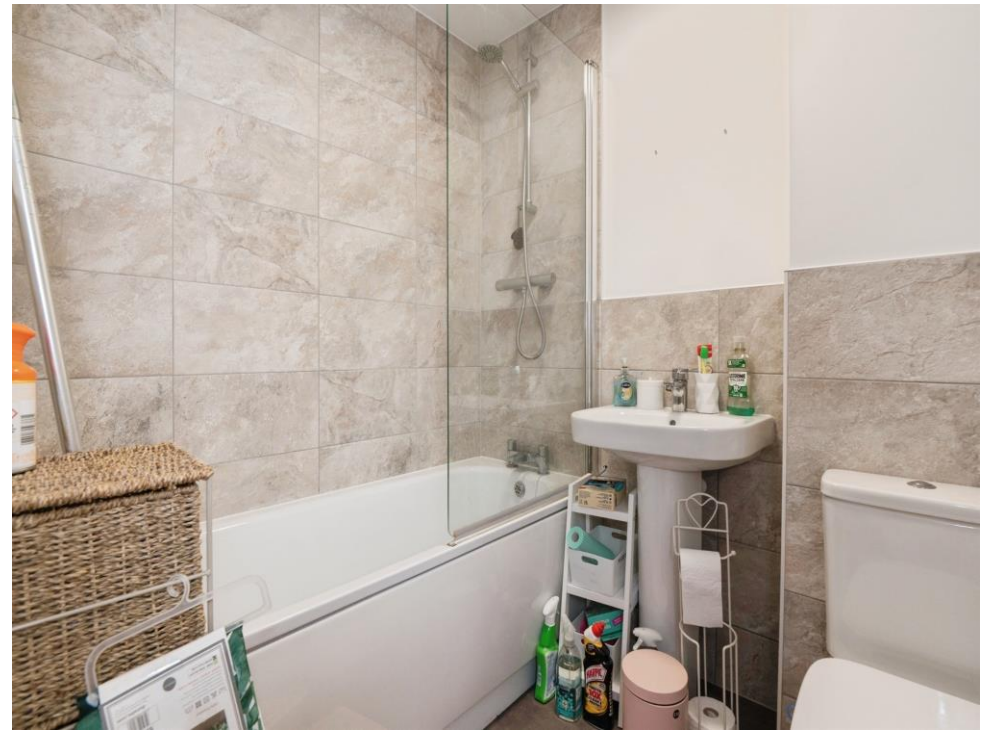
11' 5" x 6' 5" (3.48m x 1.96m)

Bathroom

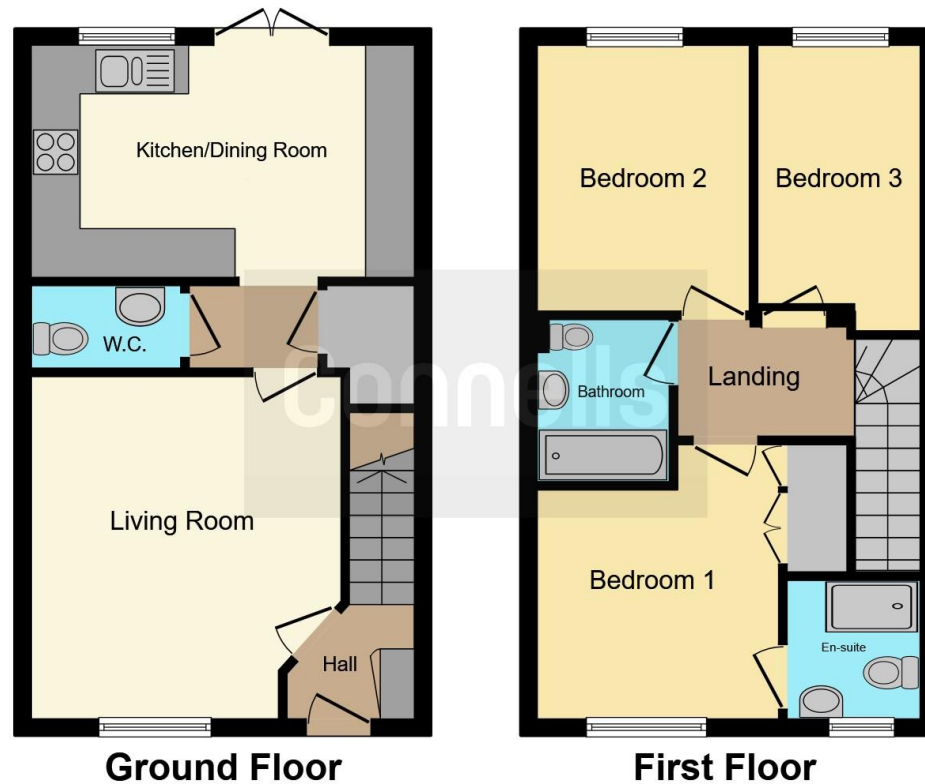
6' 5" x 5' 3" (1.96m x 1.60m)

Modern Three-Piece Family Bathroom Serves the Remaining Bedrooms, and Includes a Bath with Overhead Shower, Wash-Hand Basin, Toilet, and Storage Space









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

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EPC Rating: B

Tenure: Freehold

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