



Connells

King Georges Avenue
Southampton



Property Description

Connells are delighted to bring to market this spacious three-bedroom semi-detached home, positioned on one of the most desirable roads in Regents Park. Upon entering through the porch, you're welcomed into a bright living area featuring a bay window and an open-plan layout flowing seamlessly into the dining space-ideal for modern family living. The kitchen offers plenty of storage with neutral cabinetry and leads into a good-sized conservatory, which includes further storage, a convenient W/C, and direct access to the garden. The westerly-facing garden is impressively sized and laid entirely to lawn with side access, making it a versatile space suitable for all kinds of outdoor activities, family life, or future landscaping projects. It's a true blank canvas ready for personalisation. Upstairs, the master bedroom benefits from a bay window and built-in storage, while the second bedroom also includes built-in storage. All three bedrooms are generously sized. The shower room comprises a three-piece suite with a shower, toilet, and hand wash basin with built-in storage, along with additional space should you wish to add more storage. There is also driveway parking, solar panels owned outright and a garage for additional storage,

Conveniently located near Shirley High Street, Southampton City Centre, and West Quay, this home enjoys easy access to shops, restaurants, schools, motorway links, and open green spaces including Southampton Common and the New Forest.

Porch

Living Room

12' 4" x 11' 7" (3.76m x 3.53m)

Open-Plan with Dining Room

Dining Room

11' 2" x 12' 8" (3.40m x 3.86m)

Open-Plan with Living Room

Kitchen

13' 1" x 6' 3" (3.99m x 1.91m)

Has Storage & Access to Conservatory

Conservatory

15' 4" x 7' 6" (4.67m x 2.29m)

Has Direct Access to Garden, W/C and Storage

W/C

Stairs Leading To First Floor

Landing

Bedroom 1

13' 3" x 11' 7" (4.04m x 3.53m)

Has Bay Window and Built-In Storage

Bedroom 2

10' 3" x 13' 5" (3.12m x 4.09m)

Has Built-In Storage

Bedroom 3

10' 1" x 7' 5" (3.07m x 2.26m)

Shower Room

5' 9" x 5' 9" (1.75m x 1.75m)

Shower Room Comprises a Three-Piece Suite with a Shower, Toilet, and Hand-Wash Basin with Built-In Storage, Along with Additional Space Should you Wish to Add More Storage.









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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Tenure: Freehold

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Property Ref: SSR312044 - 0002