



**Connells**

Regents Park Road  
Southampton





### Property Description

Connells are marketing this five-bedroom detached home, positioned in the sought-after area of Regents Park/Shirley. Surrounded by green open spaces like Southampton Common and the Sports Centre, it offers the perfect blend of comfortability and convenience. Shirley High Street & the City Centre are close, with a wide range of shops, cafés/restaurants, healthcare and entertainment. The M27 & M271 are only a few minutes' drive away, providing easy access in and out of the city.

The porch leads into a spacious hallway with a built-in storage cupboard, into the bright and inviting living room, featuring a large bay window and a log burner adding a warm, homely feel. A separate dining room enhances the spacious layout, with double doors-leading directly to the large garden with lawn, patio and gated side access-and a second log burner, it's perfect for entertaining or enjoying cosy evenings in.



The kitchen is spacious with neutral cabinetry and freestanding appliance space. It connects seamlessly to a practical utility room and a ground floor shower room-ideal for busy households or those who love to host. Upstairs, five well-sized bedrooms provide comfortable living, with the master benefitting from a bay window and bedroom two offering built-in storage. The contemporary family bathroom features a bath with attached shower, and with wooden flooring throughout, gas central heating, double glazing, and driveway parking, this home is both functional and wonderful.

## Porch

## Hallway

Has Built-In Storage

## Living Room

13' 1" MAX x 12' 2" MAX ( 3.99m MAX x 3.71m MAX )

Has Bay Window & Log Burner

## Dining Room

15' 1" x 12' 2" ( 4.60m x 3.71m )

Has Direct Access to Garden & Log Burner

## Kitchen

10' 6" x 10' 2" ( 3.20m x 3.10m )

## Utility

10' 6" x 6' 7" ( 3.20m x 2.01m )

## Shower Room

6' 7" x 4' 1" ( 2.01m x 1.24m )

Three-Piece with Toilet, Basin, and Shower

## Stairs Leading To First Floor

## Landing

### Bedroom 1

13' 5" MAX x 11' 1" MAX ( 4.09m MAX x 3.38m MAX )

Has Bay Window

### Bedroom 2

15' 1" x 11' 5" ( 4.60m x 3.48m )

Has Built-In Storage

### Bedroom 3

10' 6" x 7' 1" ( 3.20m x 2.16m )

### Bedroom 4

10' 6" x 8' 7" ( 3.20m x 2.62m )

### Bedroom 5

9' 2" x 6' 1" ( 2.79m x 1.85m )

## Bathroom

7' 5" x 6' 9" ( 2.26m x 2.06m )

Three-Piece with Toilet, Basin & 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: C Council Tax  
 Band: D

Tenure: Freehold

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