



Connells

Cedar Avenue
Southampton



Property Description

Connells are marketing this modern 1930s three-bedroom semi-detached home on Cedar Avenue. It's ideal for families and commuters, with a wide range of local amenities, including shops, cafés, supermarkets and healthcare. Reputable school/nurseries are within easy reach, along with open green spaces and parks. Excellent transport links are close at hand, with regular bus routes, nearby train connections and access to the M27 and M3.

The property offers a spacious and versatile layout with a useful under-stair storage cupboard and an adjacent W/C. The generous living room features a large bay window and a log burner, creating a cosy and welcoming area. It connects to the dining room via folding doors, allowing flexibility between open-plan or separate living. The dining room also includes built-in storage and a second bay window with an integrated back door leading to the garden. The kitchen is modern and stylish, fitted with grey cabinetry, integrated appliances, space for a large freestanding oven and a convenient second door to the generous rear garden. It is enclosed with a blend of patio for seating and lawn for relaxing or play. Upstairs are three well-proportioned bedrooms. Bedrooms one and two feature bay windows, while bedroom three is currently used as a home office, showing the flexibility of the layout. A three-piece bathroom, boarded loft for storage, driveway parking, side access, gas central heating and double glazing complete this fantastic home.

Hallway

Has Under-Stair Storage & W/C

W/C

Living Room

14' 1" x 12' 1" (4.29m x 3.68m)

Has Bay Window

Dining Room

15' 2" x 10' (4.62m x 3.05m)

Has 2x Storage Units & Bay Window with Integrated Back Door to Garden

Kitchen

15' 1" x 7' 7" (4.60m x 2.31m)

Has Grey Cabinetry with Integrated Appliances, a Large Freestanding Oven & Further Access to Garden

Stairs Leading To First Floor

Has Storage Under & W/C

Landing

Bedroom 1

12' 3" x 14' MAX (3.73m x 4.27m MAX)

Bedroom 2

15' 6" MAX x 10' (4.72m MAX x 3.05m)

Bedroom 3

9' 7" x 7' 8" (2.92m x 2.34m)

Bathroom

5' 7" x 5' 5" (1.70m x 1.65m)









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

To view this property please contact Connells on

T 02380 789 351
E shirley@connells.co.uk

409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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