



Connells

Waterhouse Lane
Southampton



Property Description

Connells are bringing to market this charming Victorian semi-detached home, offering three well-proportioned bedrooms and thoughtfully arranged accommodation throughout. On entry, the hall provides handy double built-in storage before leading into the spacious living room, complete with a bay window and feature character log burner. This flows effortlessly into the large modern kitchen/diner, fitted with an integrated oven, neutral cabinetry, and ample space for family dining. A utility room sits adjacent, featuring additional storage, space for freestanding appliances, a W/C, and direct access to both the garage and garden.

From the kitchen/diner, the conservatory provides a versatile retreat, perfect for relaxing, unwinding, or entertaining, with further access to the rear garden. The garden itself is designed for all activities, offering decked seating areas to the front and rear, a central lawn, and a shed with electrics. Upstairs, three bedrooms make this an ideal family home, complemented by a well-fitted bathroom with a bath and shower, ample built-in storage, and a heated towel rail. Additional benefits include driveway parking for three vehicles, gas central heating, and double glazing replaced in 2024.

The property is well placed for Southampton City Centre, with its wide range of shopping, including West Quay, as well as excellent transport links with the mainline station, M3 and M27 motorways, and local bus services.

Hallway

Has Double Built-In Storage

Living Room

11' 4" MAX x 11' 4" MAX (3.45m MAX x 3.45m MAX)

Bay Window

Kitchen/Diner

17' 9" MAX x 14' 8" MAX (5.41m MAX x 4.47m MAX)

Integrated Oven, Modern Decor, Neutral Cabinetry

Utility

4' 2" MAX x 9' 5" MAX (1.27m MAX x 2.87m MAX)

Has W/C, Freestanding Appliance Space, Garden Access & Garage Access

W/C

In Utility

Conservatory

8' 6" MAX x 12' 2" MAX (2.59m MAX x 3.71m MAX)

Has Garden Access

Stairs Leading To First Floor

Landing

Bedroom 1

13' x 11' (3.96m x 3.35m)

Bedroom 2

11' 5" MAX x 10' 1" MAX (3.48m MAX x 3.07m MAX)

Bedroom 3

7' 7" x 11' 1" (2.31m x 3.38m)

Bathroom

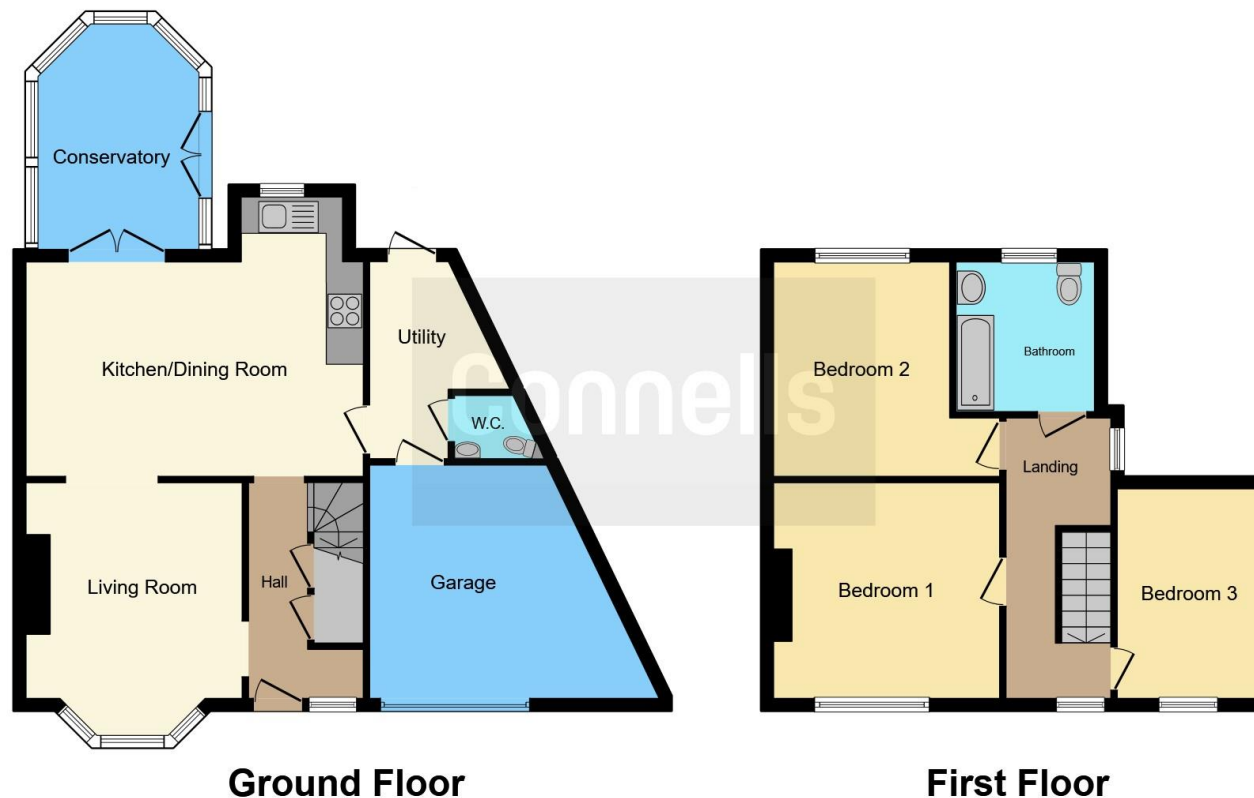
6' 5" x 7' 8" (1.96m x 2.34m)

Bath with Shower, Toilet, Hand-Wash Basin with Ample Built-To Storage & Heated Towel Rail









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: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312314



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SSR312314 - 0002