



Connells

Alder Road
Southampton



Property Description

Connells are bringing to market this semi-detached three-bedroom home, offering a spacious and versatile layout ideal for families, commuters, or anyone seeking convenience.

On entry, the hallway leads into a generous lounge, where large windows create a bright and airy space. The adjoining kitchen features neutral cabinetry, ample counter and cupboard space, provisions for freestanding appliances, and direct access to the garden. Completing the ground floor is a separate bathroom and W/C, with useful storage under the stairs.

Upstairs hosts three well-sized bedrooms, with the master offering particularly generous proportions. Bedrooms two and three are also ideal as children's rooms, guest rooms, or work-from-home spaces.

Externally, the large rear garden offers both lawn and patio areas with gated side access, while the front includes a driveway and a small area that could be creatively planted to enhance kerb appeal. Further benefits include gas central heating and double glazing.

Perfectly positioned near Southampton General and Princess Anne Hospitals, excellent schools, shops, parks, and bus routes, with easy access to the M3, M27 and Central Station, as well as Southampton Sports Centre, a large green recreational area ideal for outdoor activities.

Hallway

Living Room

11' 6" x 14' 5" (3.51m x 4.39m)

Kitchen

15' 9" x 7' 2" (4.80m x 2.18m)

Neutral Cabinetry, Ample Cupboard & Counter Space, Access to Garden

Bathroom

4' 4" x 6' 7" (1.32m x 2.01m)

Has Bath with Attached Shower & Hand-Wash Basin with Storage

W/C

Stairs Leading To First Floor

Bedroom 1

14' 7" MAX x 10' 2" (4.45m MAX x 3.10m)

Bedroom 2

11' 2" x 6' 9" (3.40m x 2.06m)

Bedroom 3

7' x 8' 2" (2.13m x 2.49m)









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312443



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: SSR312443 - 0002