



**Connells**

Lower Brownhill Road  
Southampton



### Property Description

Connells are bringing to market this spacious three-bedroom semi-detached home in the popular residential area of Millbrook. This well-appointed property is ideal for both families and commuters, offering easy access to local shops, supermarkets, healthcare services and several well-regarded schools. Excellent transport links are close at hand, including regular bus routes to the city centre, access to the M271 and M27, and Southampton Central Station.

This home has two entry points, the porch to the left that enters into the hall with a handy storage cupboard under the stairs, and an extension near the kitchen to the right with a W/C. The lounge is spacious and provides a generous living and dining area, complete with a door to the rear garden. The kitchen benefits from neutral cabinetry, freestanding appliance space and an integrated oven. It has two built-in storage cupboards - great as a pantry - as well as access into the garden and separate utility with additional cabinetry, appliance space and access to the garden. The garden is a mix of lawn, shingles and patio with a shed and gated side access you can drive through to park. Upstairs, are three well-sized bedrooms, with built-in storage in two of them and another storage cupboard on the landing. The bathroom features a bath with attached shower, wash-hand basin and storage, while the W/C is separate. It also boasts gas central heating, double glazing, new windows throughout and additional parking to the side.

## Porch

Entry Point into Hallway

## Hallway

Has Built-In Storage Under the Stairs

## Lounge/Dining Room

18' 4" x 10' 4" ( 5.59m x 3.15m )

Generous Living and Dining Space and Garden Access

## Kitchen

14' 3" x 6' 9" ( 4.34m x 2.06m )

Has Neutral Cabinetry, Freestanding Appliance space and an Integrated Oven. It has Two Built-In Storage Cupboards - Great as a Pantry - as well as Access into the Garden and Separate Utility.

## Extension

3' 1" x 6' 7" ( 0.94m x 2.01m )

Entry Point into Home and has W/C

## W/C

Has Toilet & Hand-Wash Basin

## Utility

12' 4" x 5' 3" ( 3.76m x 1.60m )

Has Additional Cabinetry, Appliance Space and Access to the Garden

## Stairs Leading To First Floor

## Landing

Has Built-In Storage

## Bedroom 1

12' 6" x 10' 5" ( 3.81m x 3.17m )

## Bedroom 2

11' 2" x 10' 5" ( 3.40m x 3.17m )

Has Built-In Wardrobe

## Bedroom 3

8' 8" x 7' 10" ( 2.64m x 2.39m )

Has Built-In Storage

## Bathroom

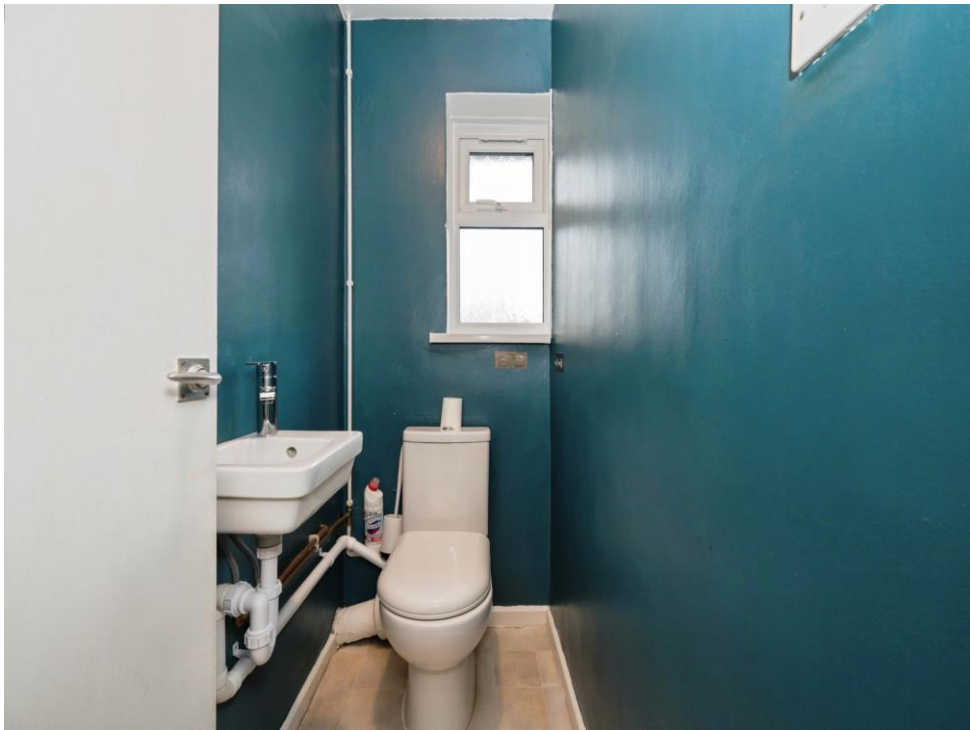
5' 7" x 5' 6" ( 1.70m x 1.68m )

Two-Piece with a Bath and Attached Shower, Hand-Wash Basin with Storage & Mirrored Storage Cabinet

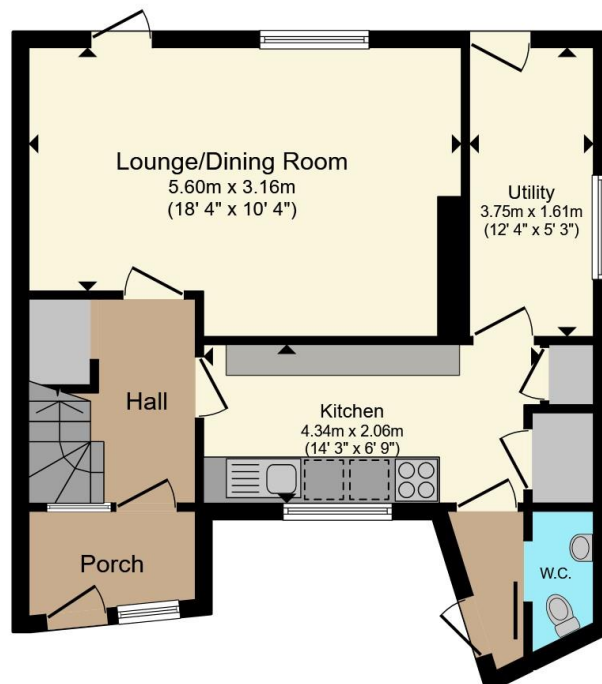
## W/C

Has Toilet & Hand-Wash Basin

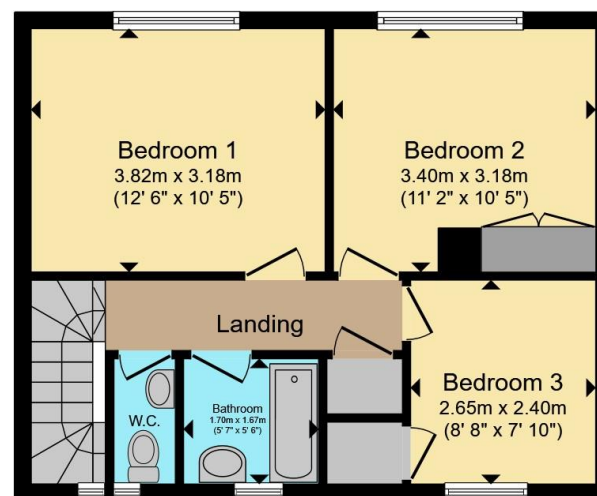








**Ground Floor**



**First Floor**

Total floor area 92.4 m<sup>2</sup> (995 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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