



Connells

Rownhams Park Upper Toothill Road
Rownhams Southampton

Rownhams Park Upper Toothill Road Rownhams Southampton SO16 8AL

for sale
£135,000



Property Description

Situated in the sought-after Rownhams area of Southampton, this charming park home on Upper Toothill Road offers a peaceful lifestyle with modern comforts. The property features a bright lounge with two front-facing bay windows and a brand-new roof, a stylish kitchen with white cabinetry, black countertops, and integrated appliances, and two well-proportioned bedrooms. Bedroom one includes built-in storage and a side-aspect window, while bedroom two opens directly into a decked outside area, perfect for relaxing or entertaining. The bathroom is sleek and contemporary, with a bath, shower, heated towel rail, and wood flooring. Outside, the home benefits from a private driveway with parking for two cars, a rear garden with decking and patio areas, and space for two sheds. This well-presented home combines comfort and convenience in a tranquil setting.

Entrance Hall

A bright and welcoming entrance hall featuring white walls and a neutral carpet. Natural light flows in through two side windows, enhancing the airy feel. Practical storage is provided by built-in cupboards at the end of the hall.

Kitchen

9' 2" x 9' 1" (2.79m x 2.77m)

Modern and functional, the kitchen boasts sleek black countertops, white cabinets, and integrated appliances including an oven, ceramic hob, and extractor fan. There's ample space for a dishwasher, fridge and freezer,

making it ideal for everyday living.

Lounge

10' 9" x 18' 9" (3.28m x 5.71m)

A welcoming and airy space with crisp white walls and soft carpet underfoot. Two elegant bay windows flood the room with natural light and offer a lovely front-facing view. The brand-new roof adds peace of mind and long-term value.

Bedroom One

9' x 10' 11" (2.74m x 3.33m)

A cosy retreat with a side-aspect window, built-in wardrobe, and airing cupboard. Carpeted flooring and neutral décor create a calm and restful atmosphere.

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

Located at the rear of the property and accessed via the kitchen, this versatile second bedroom features white walls and wood flooring. Double patio doors open directly onto the wooden decked area in the rear garden, with shed spaces to the right — perfect for enjoying the outdoors or creating a peaceful retreat.

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Stylish and contemporary, the bathroom includes a bath with shower, heated towel rail, wood flooring, white tiles, and a window with extractor fan. A fresh and functional space with a modern feel. Bathroom to this parkhome is brand new.

Front Garden

A neat and practical frontage with a stone driveway offering parking for two vehicles. Low-maintenance and welcoming.

Rear Garden

A private outdoor haven featuring a wooden decked area, patio space for seating or dining, and room for two sheds — perfect for storage or hobbies.









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

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EPC Rating: Council Tax
 Exempt Band: A

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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