



**Connells**

Arden Close  
Southampton



### Property Description

Nestled in a quiet cul-de-sac in the sought-after West End, this charming and well-maintained three-bedroom end-of-terrace home offers a perfect blend of comfort and convenience.

As you approach, you'll be greeted by a lovely lawned front garden with steps leading up to the inviting front door.

The property also benefits from a shared car park for added convenience and a garage in a block.

Inside, the spacious modern lounge diner is the heart of the home, featuring a cosy fireplace and patio doors that open to the rear garden.

The fitted kitchen also provides direct access to the garden, making outdoor dining and entertaining a breeze.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

The rear garden is a delightful outdoor space, combining decking, stepping stones, a lawn area, and a shed for storage. Additionally, there is a garage located in a nearby block.

This lovely family home is situated in a desirable area, offering a peaceful lifestyle while being close to local amenities. Don't miss the opportunity to make this wonderful house your home.

### Lounge Diner

28' 8" x 15' 9" ( 8.74m x 4.80m )  
Double glazed window to front and rear aspect. Stairs to first floor. Electric fireplace. Radiator. Double glazed patio doors to garden. Under stairs cupboard. Carpet.

### Kitchen

11' 8" x 7' 11" ( 3.56m x 2.41m )  
Double glazed window to rear. Door to garden. Fitted kitchen with wall and base units. Stainless steel sink and unit. Breakfast bar. Radiator. Tiled flooring.



### Bedroom 1

15' 9" x 9' 1" max ( 4.80m x 2.77m max )  
Double glazed window to front aspect.  
Radiator. Boiler in cupboard. Carpet.

### Bedroom 2

10' 7" plus wardrobe x 8' 9" ( 3.23m plus wardrobe x 2.67m )  
Double glazed window to rear aspect. Built in wardrobe. Radiator. Carpet.

### Bedroom 3

9' 5" plus recess x 5' 9" ( 2.87m plus recess x 1.75m )  
Double glazed window to front aspect. Built in cupboard. Radiator. Carpet

### Bathroom

Double glazed window to rear aspect. Toilet and Vanity sink unit. Walk in shower. Towel rail. Tiled floor to ceiling.

### Outside

To the front. Lawn and path leading to steps up to front door. Parking to side of property. Garage in block.  
To the rear. Garden with decking, path and stepping stones. Lawn area. Shed.





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](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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