



**St. Annes Gardens, Southampton SO19 9FJ**

fox & sons

welcome to

## St. Annes Gardens, Southampton

\* THREE BEDROOM SEMI-DETACHED HOUSE \* BEAUTIFULLY PRESENTED THROUGHOUT \* MODERN KITCHEN/DINER \* LOUNGE & FAMILY ROOM \* REAR GARDEN & HOME OFFICE \* DRIVEWAY FOR 3 CARS \* GREAT LOCATION \*

### Front Garden

Block paved driveway, suitable for three cars, side access.

### Entrance Porch

Double glazed window to the side aspect, laminate flooring, storage space, access to;

### Entrance Hall

Access to all rooms, carpeted, gas radiator, under stairs storage.

### Cloakroom

Low level w/c, wash hand basin, gas radiator, partially tiled walls.

### Lounge

13' x 10' 11" ( 3.96m x 3.33m )  
Double glazed window to the front aspect, gas radiator, carpeted, electric fireplace.

### Kitchen/Diner

17' 9" x 12' 4" ( 5.41m x 3.76m )  
Open plan kitchen/diner with wall and base cupboard units, electric oven, gas hob, overhead extractor, slimline dishwasher, sink and drainer, wine fridge, double glazed window to the side aspect, storage in dining area, shelving, gas radiator, laminate flooring, access to;

### Family Room

11' x 11' ( 3.35m x 3.35m )  
Laminate flooring, spotlights, sky light, bi-fold doors to garden, gas radiator.

### Utility Room

11' x 3' 10" ( 3.35m x 1.17m )  
Sink and drainer, storage, plumbing for white goods, access to garden.

### Landing

Access to all rooms, loft hatch, carpeted, double glazed window to the side aspect.

### Bedroom One

13' 7" x 11' ( 4.14m x 3.35m )  
Double glazed window to the front aspect, gas radiator, carpeted, built in wardrobes.

### Bedroom Two

12' 4" x 9' 5" ( 3.76m x 2.87m )  
Double glazed window to the rear aspect, carpeted, gas radiator.

### Bedroom Three

8' 10" x 8' ( 2.69m x 2.44m )  
Double glazed window to the rear aspect, gas radiator, carpeted.

### Bathroom

Bath, overhead shower, shower screen, low level w/c, wash hand basin, heated towel rail, double glazed window to the front aspect, laminate flooring.

### Rear Garden

Side access, outside tap, mainly laid to lawn, patio seating area.

### Outbuilding

8' 10" x 6' 10" ( 2.69m x 2.08m )  
Home office with electrics running off own consumer unit and outside plug socket.



**Nestled in the heart of Woolston, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living and family comfort. Set within a highly sought-after residential area, it enjoys fantastic access to local schools, everyday amenities, and the nearby Sholing train station.**



**Inside, the property boasts a bright and contemporary living room, thoughtfully styled to create a warm and welcoming space. To the rear sits the true centrepiece of the home: a generous open-plan kitchen/diner that effortlessly flows into a stunning family room. Flooded with natural light from a skylight and elegant bi-fold doors, this social hub opens directly onto the garden, making it perfect for entertaining. Completing the ground floor is a practical utility room and a convenient downstairs w/c.**



**Upstairs, you'll find three well-proportioned bedrooms along with a sleek and modern family bathroom, finished to a high standard.**

**Outside, the property continues to impress with a spacious driveway at the front, providing off-road parking for up to three cars. The well-maintained rear garden offers a peaceful retreat, further enhanced by the superb bonus of a home office—ideal for remote working, hobbies, or additional storage. There is also an EV charger at the property.**



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## St. Annes Gardens, Southampton

- Semi-Detached House
- Three Bedrooms
- Beautifully Presented Throughout
- Lounge & Family Room
- Open Plan Kitchen/Diner

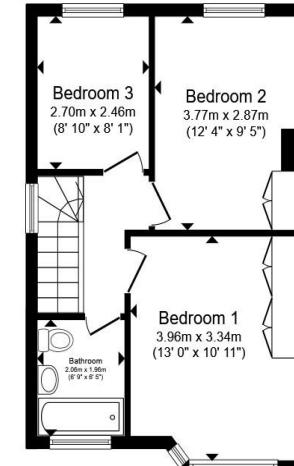
Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£375,000**



Ground Floor



First Floor

Total floor area 96.2 m<sup>2</sup> (1,036 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)



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Property Ref:

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