



**Connells**

King Edward Avenue  
Southampton



### Property Description

Connells are marketing this well-presented three-bedroom detached bungalow with NO CHAIN on King Edward Avenue, one of the most sought-after roads in Regents Park, offering a bright and versatile layout, perfect for those seeking comfort and convenience. The living room is spacious with large windows and a sliding door direct to the rear garden. The lounge flows effortlessly into the modern kitchen, great for hosting and entertaining, and offers neutral cabinetry, ample cupboard and counter space, integrated oven and microwave with room for freestanding appliances, and garden access also. The garden is arranged over two tiers, with a decked seating area, great for relaxing with a lawn on the lower tier, making this garden great for all activities. All three bedrooms are doubles, with the master benefiting from a bay window and the others having built-to storage. The wet room is a contemporary three-piece and includes a shower, hand-wash basin, toilet, and ample built-in storage. Further features are gas central heating, double glazing, ample storage and driveway parking.



Situated within walking distance of Shirley High Street, residents have access to a variety of shops, restaurants, and supermarkets. Excellent transport links include easy access to the M271 and M27, making this home ideal for commuters. Westquay Shopping Centre and Southampton Common are both within a 10-minute drive, offering shopping, dining, and green spaces for leisure and relaxation.

## Living Room

19' 8" x 9' 10" ( 5.99m x 3.00m )

Has Garden Access

## Kitchen

19' 8" x 7' 9" ( 5.99m x 2.36m )

Fitted with Neutral Cabinetry, Integrated & Freestanding Appliances and Garden Access

## Bedroom 1

14' 2" x 12' 10" ( 4.32m x 3.91m )

Has Bay Window

## Bedroom 2

13' 1" x 11' 1" ( 3.99m x 3.38m )

Has Built-To Storage

## Bedroom 3

11' 1" x 10' 11" ( 3.38m x 3.33m )

Has Built-To Storage

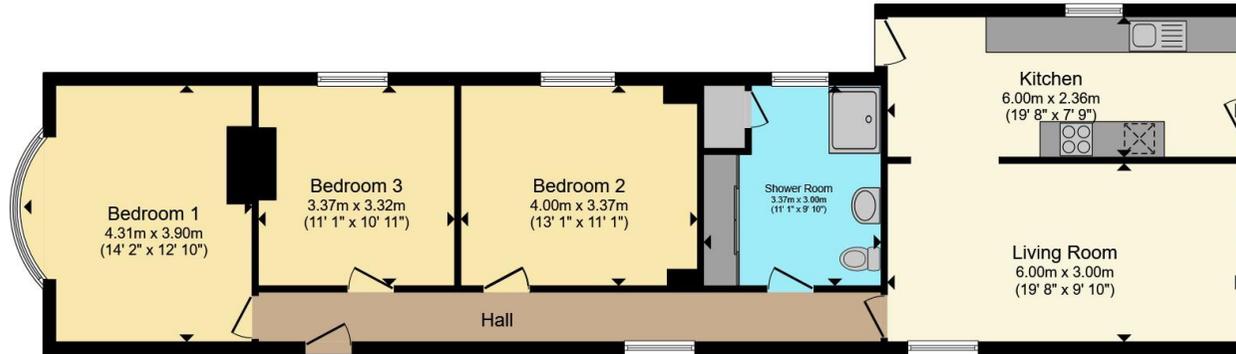
## Wet Room

11' 1" x 9' 10" ( 3.38m x 3.00m )









Total floor area 94.4 m<sup>2</sup> (1,016 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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409 Shirley Road Shirley  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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