





79 Shirley Avenue
Shirley
Southampton
Hampshire
SO15 5NH

4 bedrooms Freehold

A double-fronted detached family home located on a popular residential street in the Shirley district. The property was constructed in 1929 and is a showcase for late 1920's craftsmanship which preserves the elegance of the interwar period, featuring authentic Crittall windows, coffered ceilings and veneer panelled walls.



ESTABLISHED 1900



DESCRIPTION:

The expansive ground floor offers an impressive reception hallway which measures 14' 8" x 9' 9", three distinct reception rooms, kitchen, a wc and a conservatory. Upstairs you will find four well proportioned bedrooms, a family bathroom and separate wc as well as a laundry room. The exterior is equally impressive, with off road parking to the front as well as secure parking behind electrically operated gates and a private garden.

LOCATION:

Shirley Avenue is situated in a sought after residential location approximately two miles from Southampton City centre. The property is conveniently located for all local amenities which can be found nearby and include Marks and Spencer Food Hall and Sainsburys. All other local amenities can be found on Shirley High Street. Schools are well catered for in the area with a variety of infant and junior schools as well as Upper Shirley High, Tauntons Sixth Form College and King Edward VI Independent School. Southampton General Hospital is within reach as is Southampton University. The central train station is also accessible as is Southampton common with over 300 acres of parkland. The M27 & M3 motorway links are a short travelling distance away.

ENTRANCE :

Timber framed original stained glass window to front aspect. Coffered ceiling. Picture rail. Two radiators. Stripped wood flooring. Stairs to first floor. Under stairs storage cupboard. Additional storage cupboard. Cloaks cupboard. Doors to all rooms.

SITTING ROOM:

Bay window to front aspect with original Crittall windows. Coffered ceiling. Picture rail. Veneer panelled walls. Stripped wood flooring. Feature fireplace with inset electric fire. Radiator.



FAMILY ROOM:

Bay window to front aspect with original Crittall windows. Coffered ceiling. Picture rail. Radiator. Feature open fireplace with original tiled surround and hearth. Stripped wood flooring.

DINING ROOM:

Original Crittall window to rear aspect. Coffered ceiling. Picture rail. Veneer panelled walls. Feature fireplace. Radiator. Stripped wood flooring.

KITCHEN:

Obscure glass window to side aspect. Original Crittall window to rear aspect. Dual drainer sink unit with cupboard under. A range of eye level and base mounted units. Space for Range style oven with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Stripped wood flooring. Radiator. Walk-in larder cupboard. Obscure glass window to side aspect. Wall mounted combination boiler. Space and plumbing for washing machine.

CONSERVATORY:

The conservatory is arranged in two sections with a partitioned wall. There are two sets of double glazed French doors opening onto the rear garden. Additional glazed door to the side. Double glazed windows to side and rear aspects. Two radiators. Tiled flooring. Door to:-

CLOAKROOM:

Obscure glass window to rear aspect. Wash basin and low level flush w.c. Tiled flooring.

FIRST FLOOR LANDING:

Original period stained glass window to rear aspect. Coffered ceiling. Picture rail. Stripped wood flooring. Loft access with pull down ladder. Doors to all rooms.

BEDROOM ONE:

Bay window to front aspect with original Crittall windows. Coffered ceiling. Picture rail. Radiator. Stripped wood flooring. Four sets of fitted double wardrobes.

BEDROOM TWO:

Bay window to front aspect with original Crittall windows. Coffered ceiling. Picture rail. Radiator. Stripped wood flooring.

BEDROOM THREE:

Original Crittall window to rear aspect. Coffered ceiling. Picture rail. Radiator. Stripped wood flooring.

BEDROOM FOUR:

Original Crittall window to front aspect. Coffered ceiling. Picture rail. Radiator.

BATHROOM:

Obscure glass original Crittall window to side aspect. Coffered ceiling. Vanity wash basin with cupboard under, panel enclosed bath with mixer tap and shower attachment. A range of eye level storage cupboards. Part tiled walls.

SEPARATE W.C.:

Original Crittall obscure glass window to rear aspect. Low level flush w.c. Radiator.



“A significant highlight is the detached outbuilding/annexe, currently utilised as comfortable living quarters - perfect for multi-generational living or a home studio/office”

LAUNDRY ROOM:

Original obscure glass Crittall window to rear aspect. Stripped wood flooring. Space for tumble dryer.

OUTSIDE:

The front garden is laid to block paviour and offers off road parking for multiple vehicles. Electric double gates giving vehicular access down the side of the property and offering secure parking. Mature borders populated with a variety of plants, shrubs and small trees. Storm porch with balustrade and tiled flooring over main entrance door. The rear garden is fully enclosed and has the benefit of a south easterly aspect. Low maintenance rear garden with paved and decked patio seating areas. The garden is populated with a variety of mature plants, shrubs and trees. Brick built outbuilding with double glazed windows to front and side aspects and internet connection. Garden shed. Outside tap. Greenhouse.

DETACHED OUTBUILDING/ANNEXE**ENTRANCE HALL:**

Window to side aspect. Door to:

SITTING ROOM/KITCHEN:

Two double glazed windows to side aspect. Two double glazed windows to rear aspect. Double doors opening onto the rear.

KITCHEN AREA:

Single drainer one and a half bowl sink unit with mixer tap and cupboard under. Calor gas cooker. Space for fridge/freezer.

BEDROOM:

Double glazed window to side aspect. Built-in wardrobe. External door to front. Loft access. Door to:-

SHOWER ROOM:

Double glazed obscure glass window to front aspect. Vanity wash basin with mixer tap and cupboard under, quadrant shower cubicle, and low level flush w.c. Heated towel rail.

DIRECTIONS:

From Pearsons Offices in London Road proceed into The Avenue, turning left into Archers Road. Continue to the end of the road, turning right at the traffic lights onto Hill Lane. Proceed in a northerly direction taking the second turning on the left into Raymond Road. Continue along Raymond Road into St James Road. Proceed for some distance where Shirley Avenue can be found as a turning on the left hand side and number 79 is on the left.

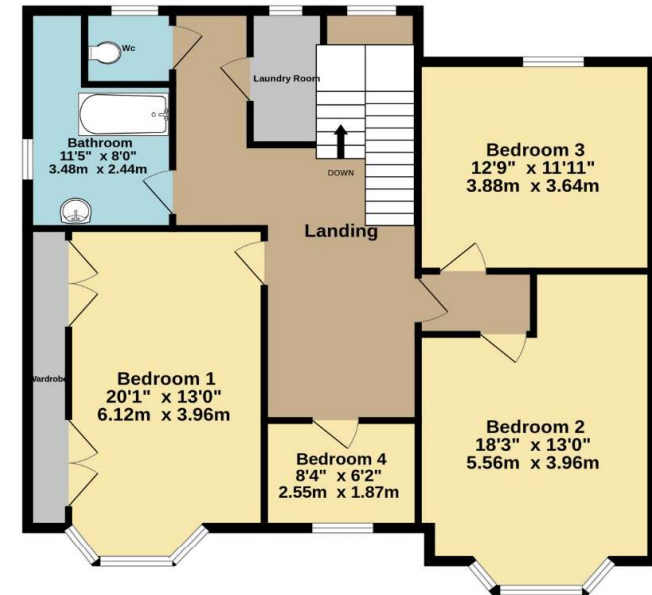




Ground Floor
1685 sq.ft. (156.5 sq.m.) approx.



1st Floor
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 2695 sq.ft. (250.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

Council Tax

Southampton City Council
BAND: G
CHARGE: £3,777.40
YEAR: 2025/2026

Reference

S8788/SD/191225/D2

Viewings are by prior appointment with Pearsons
Southampton – call 023 8023 3288.

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Country & Individual Homes

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