



Connells

Stanton Road
Southampton



Property Description

Situated in one of the most desirable roads in Regents Park, Connells are delighted to bring to the market this three bedroom semi-detached property on Stanton Road. This property, which would make the ideal family home, comprised of a lounge with a large bay window - to let in all the natural light - a separate dining room, a fitted kitchen with freestanding appliance space and built-in storage, and a conservatory with garden access - perfect for unwinding. The rear garden is privately enclosed and south facing with side access through the garage and a W/C. Upstairs are three well-sized bedrooms with a bay window in the master and a built-in wardrobe in the second. The three piece bathroom suite completes this floor, including a toilet, hand-wash basin, and bath with overhead shower. Further benefits are gas heating and off road parking, a viewing is truly encouraged to appreciate the location and accommodation that we have on offer on Stanton Road.



Situated in one of Regents Park's most popular roads, it's within walking distance of Shirley High Street, offering shops, restaurants/takeaways, and supermarkets. It is just a short drive away from well-regarded schools and excellent transport links are close with quick access to the M27/M271, ideal for commuters and families alike. Westquay Shopping Centre is under ten minutes' drive, while Southampton Common and other green areas are easily accessible for recreation and relaxation.

Porch

Living Room

11' 11" x 10' 10" (3.63m x 3.30m)

Has Bay Window

Dining Room

13' 4" x 10' 3" (4.06m x 3.12m)

Has Conservatory Access

Kitchen

10' x 6' (3.05m x 1.83m)

Has Built-In Storage & Freestanding Appliance Space

Conservatory

13' 6" x 3' 11" (4.11m x 1.19m)

Accessed through Kitchen & Dining Room, and has Garden Access

W/C

Accessed from Garden

Garage

16' 10" x 7' (5.13m x 2.13m)

Stairs Leading To First Floor

Bedroom 1

10' 10" x 10' 4" (3.30m x 3.15m)

Has Bay Window

Bedroom 2

13' 3" x 9' 3" (4.04m x 2.82m)

Has Built-In Wardrobe

Bedroom 3

9' 10" x 6' 11" (3.00m x 2.11m)

Bathroom

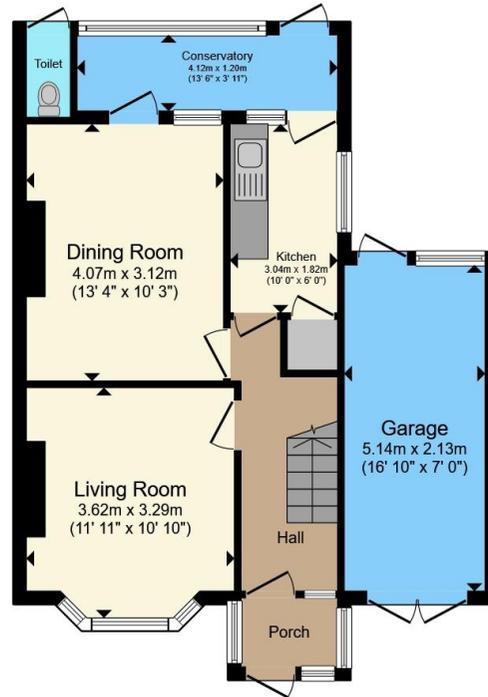
5' 5" x 5' (1.65m x 1.52m)

Three-Piece with Toilet, Hand-Wash Basin, and Bath with Overhead Shower.

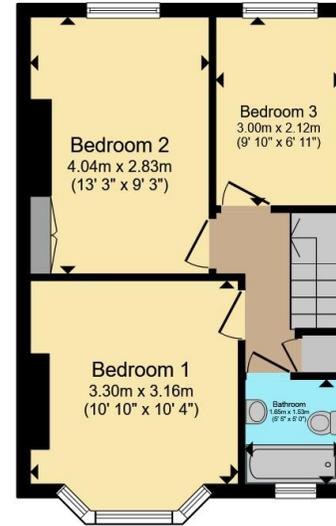








Ground Floor



First Floor

Total floor area 94.4 m² (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



To view this property please contact Connells on

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409 Shirley Road Shirley
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EPC Rating: F Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SSR312513



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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