



**Connells**

Twyford Avenue  
Southampton



## Property Description

This well-presented and generously proportioned three-bedroom home is located in the sought-after area of Upper Shirley, Southampton. Offering a blend of character features and modern comfort, the property includes a bright bay-fronted sitting room, a spacious kitchen/breakfast room with French doors to the garden, and a contemporary ground floor shower room. The first floor provides three well-sized bedrooms and a stylish family bathroom with a roll-top bath and separate shower. Outside, the home benefits from off-road parking, a private enclosed rear garden and a paved patio seating area. Ideally situated for access to local schools, shops, transport links, hospitals and Southampton city centre, this is an excellent opportunity to secure a versatile and attractive family home.

## Front Of Property

Off-road parking behind double gates

Low brick wall

Lawn with mature shrubs

Path to entrance and gated side access

## Ground Floor

### Living room

14' 1" x 11' 11" ( 4.29m x 3.63m )

A bright and airy bay-fronted reception room

with double glazed windows, a feature fireplace and attractive stripped wooden flooring, creating a warm and comfortable living space.

### Breakfast Room

12' 5" x 8' 6" ( 3.78m x 2.59m )

### Kitchen

8' x 6' 10" ( 2.44m x 2.08m )

A spacious and practical kitchen/dining room with modern fitted units, a built-in oven, gas hob and extractor. French doors open directly onto the rear garden, making it ideal for everyday cooking and family dining.

### Dining Room

15' 6" x 10' 9" ( 4.72m x 3.28m )

Dining room space with log burner and stripped wooden flooring

### Shower Room

A well-presented ground floor shower room featuring a double shower cubicle, WC, wash basin, heated towel rail and useful under-stairs storage.

### Office Space/Bedroom Four

Office space/Bedroom Four. Easy downstairs access into the room. Has great storage space.

### First Floor

## Bedroom One(master)

14' 1" x 11' 11" ( 4.29m x 3.63m )

A generous size double bedroom with a bay window, finished with stripped wood flooring, a double radiator and plenty of natural light.

## Bedroom Two

15' 7" x 10' 3" ( 4.75m x 3.12m )

A well-sized double bedroom with stripped floorboards, plenty of natural light and a double radiator, with views to the rear of the property.

## Bedroom Three

12' 4" x 8' 9" ( 3.76m x 2.67m )

Double bedroom with fitted cupboard, laminate flooring and plenty of natural light, with views to the rear.

## Bathroom

A spacious and stylish bathroom with a roll-top bath, separate tiled shower cubicle, vanity wash basin, WC and fitted cupboards, finished with tiled flooring and part-tiled walls.

## Rear Garden

Fully enclosed

Paved patio seating area

Garden shed

Doors for access to front walkway and rear garden

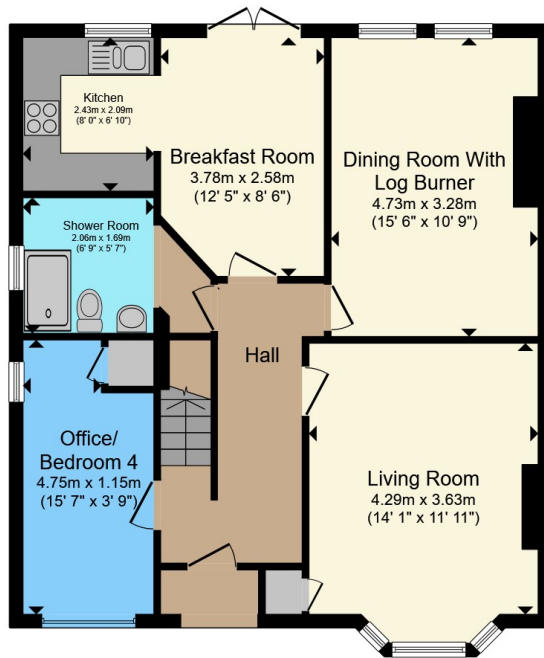
A useful timber lean-to to the rear, fitted with power, lighting and plumbing for a washing

machine, offering practical additional utility space.

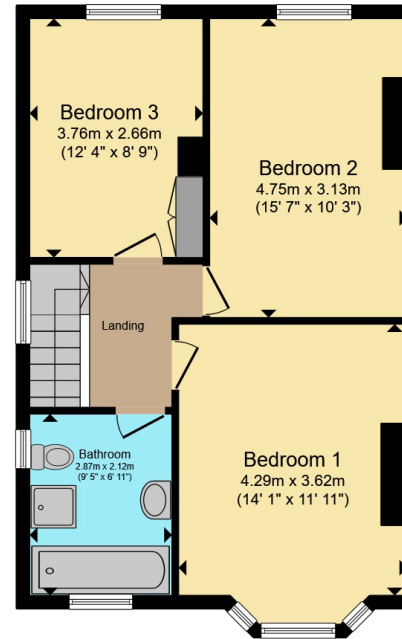








**Ground Floor**



**First Floor**

Total floor area 130.4 m<sup>2</sup> (1,404 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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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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