



Connells

Beech Road
Southampton



Property Description

This well-presented three-bedroom home on Beech Road offers spacious and flexible accommodation across two floors. The ground floor features a welcoming living room with a character fireplace, a versatile dining room currently used as an additional bedroom, and practical LVT wood-effect flooring through the hallway, kitchen and utility area. Upstairs are three well-proportioned carpeted bedrooms and a family bathroom.

A key highlight of this home is its impressively sized rear garden, which is larger than many others along Beech Road. With a good balance of patio and lawn, it provides excellent space for outdoor dining, entertaining or children's play. Located close to local amenities, supermarkets and strong transport links, this property is ideal for buyers seeking comfort, flexibility and standout outdoor space.

Ground Floor

Living Room

10' 11" x 11' 9" (3.33m x 3.58m)
front aspect bay window, fireplace, carpeted flooring.

Dining Room

9' 4" x 11' 9" (2.84m x 3.58m)
Currently in use as an additional bedroom, doors to rear garden/patio.

Kitchen

8' 9" x 10' 2" (2.67m x 3.10m)
integrated oven, space for fridge freezer and washing machine, splashback tiling surrounding all countertops

Utility

4' 8" x 8' 9" (1.42m x 2.67m)
radiator to one side, sockets for appliances.

First Floor

Bedroom One

11' x 15' 1" (3.35m x 4.60m)
front facing window, radiator, carpet flooring

Bedroom Two

9' 6" x 11' 11" (2.90m x 3.63m)
rear facing window, carpeted flooring

Bedroom Three

4' 11" x 8' 8" (1.50m x 2.64m)
smaller room, good use for a nursery or office space. window to rear and carpeted flooring.

Family Bathroom









Total floor area 87.2 m² (939 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



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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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