



**Connells**

King Georges Avenue  
Southampton



### Property Description

Connells are marketing this fully refurbished three-bedroom semi-detached home with NO CHAIN on one of Regents Park's most sought-after roads. The hallway provides storage and leads to the brand new open-plan lounge/diner featuring a large bay window, ample space for a dining table or workspace and French doors leading direct to the rear garden. The sleek brand-new kitchen is adjacent boasting an integrated oven, freestanding appliance space and neutral cabinetry - this layout is perfect for families or to host and entertain. The garden is made up of shingles on the first lower tier, with a patio walkway leading to a laid-to-lawn upper tier, making this great for all activities. Upstairs, there are three well-sized bedrooms, one with a built-in wardrobe and another with a charming bay window. The family bathroom is brand new and includes a heated towel rail, bath with an overhead shower, a hand-wash basin with storage, and a toilet. Further benefits include a modern consumer unit, new doors, and windows throughout, double glazing, gas central heating, and a driveway with side access to the garden.

Situated near Shirley High Street, the City Centre, and West Quay, the property is surrounded by a variety of shops, cafes, restaurants, supermarkets, and entertainment venues. With excellent transport links-including the M271/M27 just a short drive away-well-regarded schools, and fantastic outdoor spaces like Southampton Common and the New Forest, it's a perfect choice for all.

## Hallway

Has 2x Storage Cupboards

## Living/Dining Room

25' 9" x 11' 11" ( 7.85m x 3.63m )

Open-Plan with Bay Window & French Doors Leading to Garden

## Kitchen

9' 10" x 8' 2" ( 3.00m x 2.49m )

Brand New with Neutral Cabinetry, Integrated Oven as well as Freestanding Appliance Space

## Stairs Leading To First Floor

## Landing

## Bedroom 1

11' 11" x 10' 6" ( 3.63m x 3.20m )

Has Bay Window

## Bedroom 2

13' 3" x 10' 1" ( 4.04m x 3.07m )

Has a Built-In Wardrobe

## Bedroom 3

9' 10" x 7' 3" ( 3.00m x 2.21m )

## Bathroom

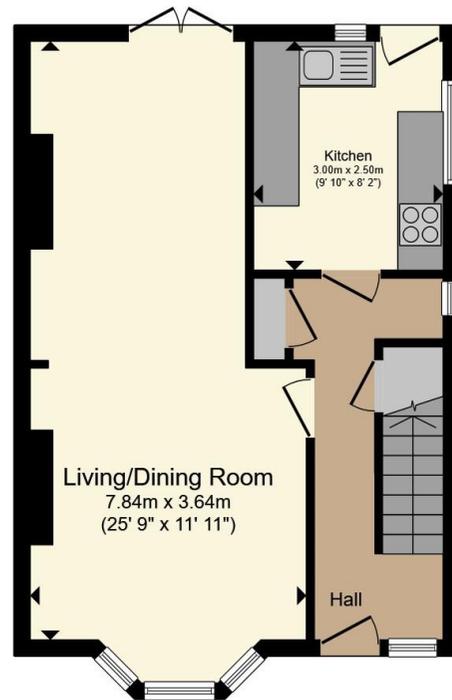
5' 4" x 4' 9" ( 1.63m x 1.45m )

Brand New Three-Piece with Modern Decor, Toilet, Hand-Wash Basin, Heated Towel Rail and Bath with Attached Shower

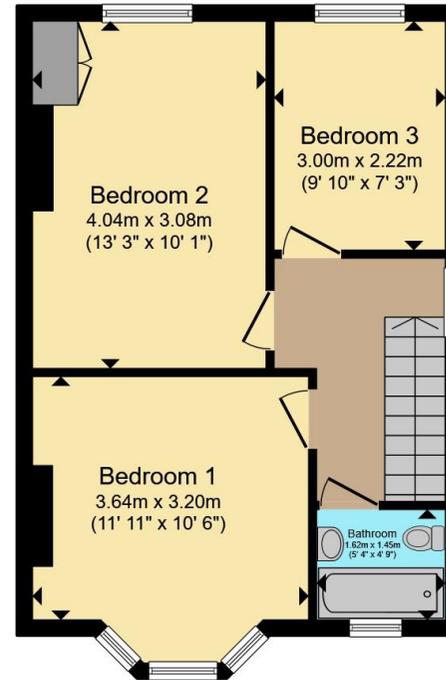








**Ground Floor**



**First Floor**

Total floor area 87.1 m<sup>2</sup> (937 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  
SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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