



**Connells**

Stanton Road  
Southampton

Stanton Road  
Southampton SO15 4HU

for sale offers in excess of  
**£265,000**



## 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

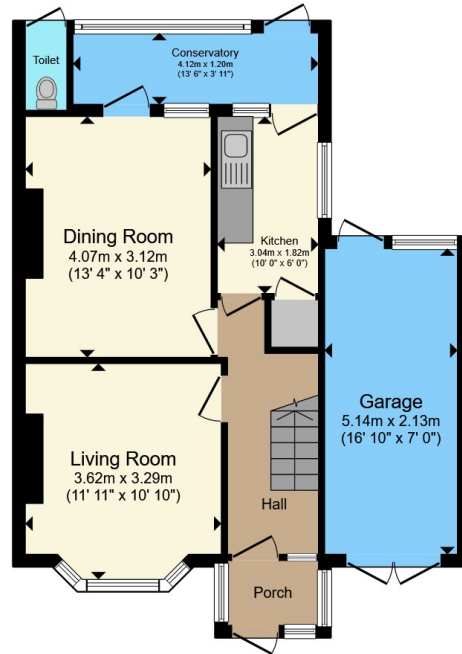
5' 5" x 5' ( 1.65m x 1.52m )

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

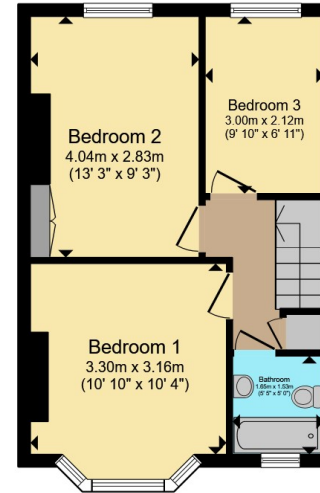








**Ground Floor**



**First Floor**

Total floor area 94.4 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

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409 Shirley Road Shirley  
 SOUTHAMPTON SO15 3JD

EPC Rating: F    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR312513](http://connells.co.uk/Property/SSR312513)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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