

Enmore Road, Southall, UB1 2PF

£580,000

A three bedroom end of terrace corner plot house situated in this popular residential location on Southall/Greenford borders. The accommodation comprises, on the ground floor two reception rooms and kitchen, on the first floor three bedroom and shower room. Outside front, rear and side gardens and garage. The property has potential to extend and planning has already been granted for a double side, single storey rear extension and loft conversion.

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Entrance Hallway

Radiator, understairs storage.

Reception One 12' x 12'8 (3.66m x 3.86m)

Front aspect double glazed window, laminate flooring, gas fire (not tested), part open plan to...

Reception Two

Radiator, laminate flooring, double glazed French door to rear garden, door to...

Kitchen 11'7 x 9' (3.53m x 2.74m)

Sink unit with mixer tap and cupboard below, further wall and floor mounted units, plumbing for washing machine, part tiled walls, tiled flooring, storage cupboard housing boiler, double glazed door to garden.

First Floor Landing

Access to loft, laminate flooring

Bedroom One 11'4 x 10'1 (3.45m x 3.07m)

Rear aspect double glazed window radiator.

Bedroom Two 12' x 11'9 (3.66m x 3.58m)

Front aspect double glazed window, radiator, two storage cupboards.

Bedroom Three

Front aspect double glazed window, radiator.

Shower Room

Shower area with curtain, wall mounted shower unit, low level w/c, radiator, extractor fan, tiled flooring, fully tiled walls.

Outside**Rear Garden 25' approx (7.62m approx)**

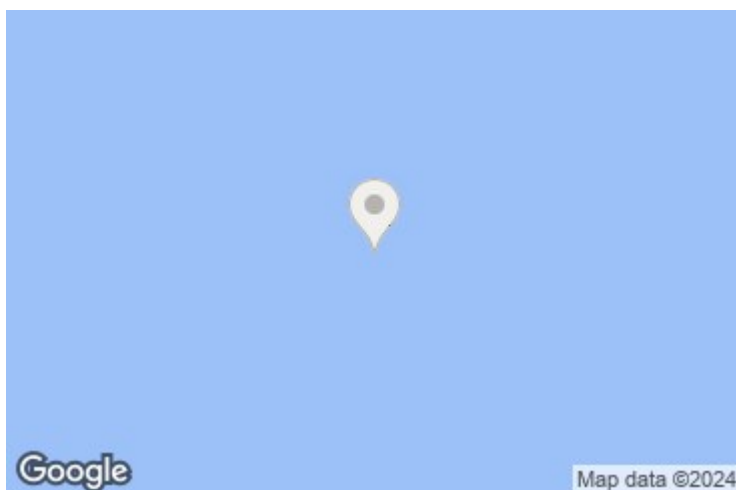
Concrete patio, lawn area with shrubs, tap.

Side 15' (4.57m)



Lawn area with shrubs.

Garage 16'3 x 9' (4.95m x 2.74m)

Needs replacing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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