



Wentworth Road, Southall, UB2 5TX

Offers In The Region Of £555,000

An extended terraced house situated on the Southall/Heston borders with easy transport routes to Heathrow M4 and M25. The accommodation comprises, on the ground floor, through lounge, extended kitchen/diner and shower room, on the first floor three bedrooms and bathroom. Outside rear garden and block paved front garden providing off street parking. Benefits include double glazed windows and gas central heating. No Chain!

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Porch

Double glazed door and windows, tiled flooring.

Entrance Hallway

Radiator, under stairs storage, laminate flooring.

Through Lounge 23'4 into bay x 10'3 to 10' (7.11m into bay x 3.12m to 3.05m)

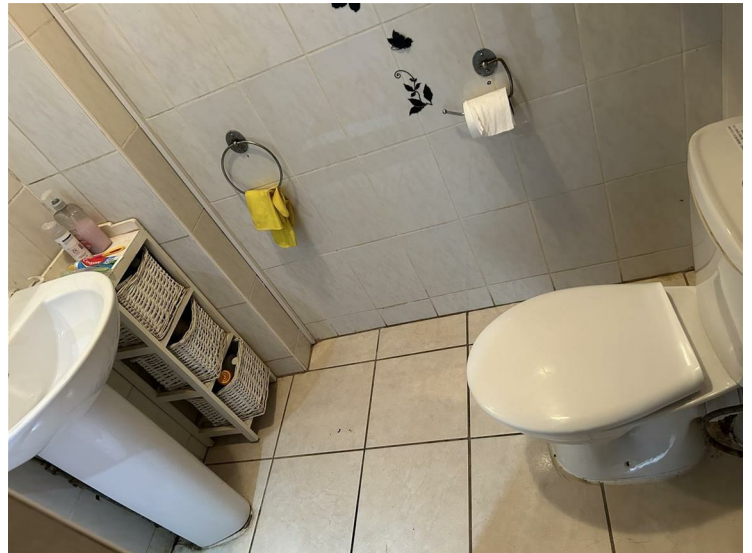


Front aspect double glazed window, two radiators, laminate flooring.

Kitchen 11'3 x 15'5 (3.43m x 4.70m)



Sink unit with mixer tap and cupboard below, further range of wall and floor units, built-in hob, oven and hood, plumbing for washing machine, 'Main' boiler, part tiled walls, vinyl flooring, double glazed patio doors to garden.

**Shower Room**

Shower cubicle, pedestal wash hand basin, low level w/c, radiator, extractor fan, tiled flooring.

First Floor Landing

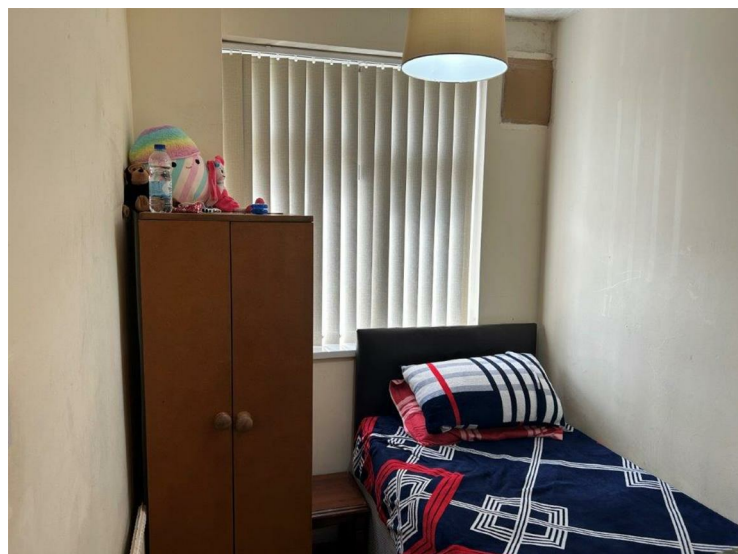
Access to loft.

Bedroom One 10'2 x 10' (3.10m x 3.05m)

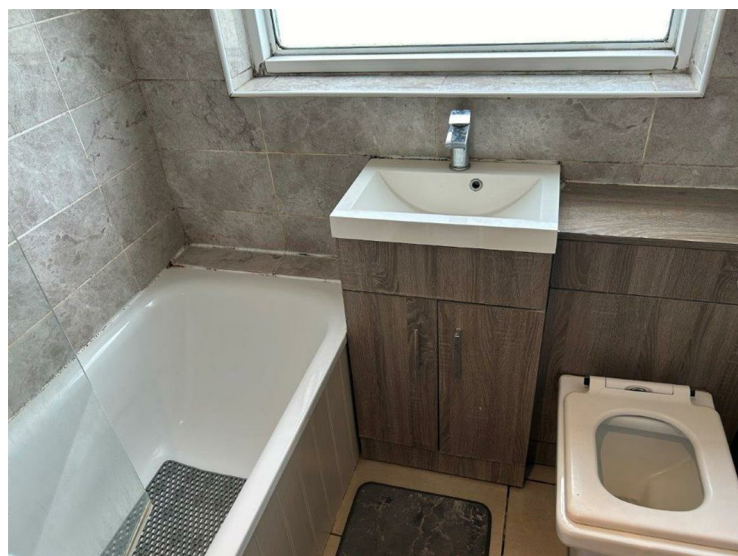
Rear aspect double glazed window, fitted wardrobes, radiator, laminate flooring.

Bedroom Two

Front aspect double glazed window, fitted wardrobes, radiator, laminate flooring

Bedroom Three 6'8 x 6' (2.03m x 1.83m)

Radiator, laminate flooring.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, hand wash basin, low level w/c, extractor fan, tiled walls and flooring.

Outside

Rear Garden 45' approx (13.72m approx)



Laid to lawn area, concrete patio area, slab paved area, outside tap.

Brick Built Shed 15'1 x 8'1 (4.60m x 2.46m)

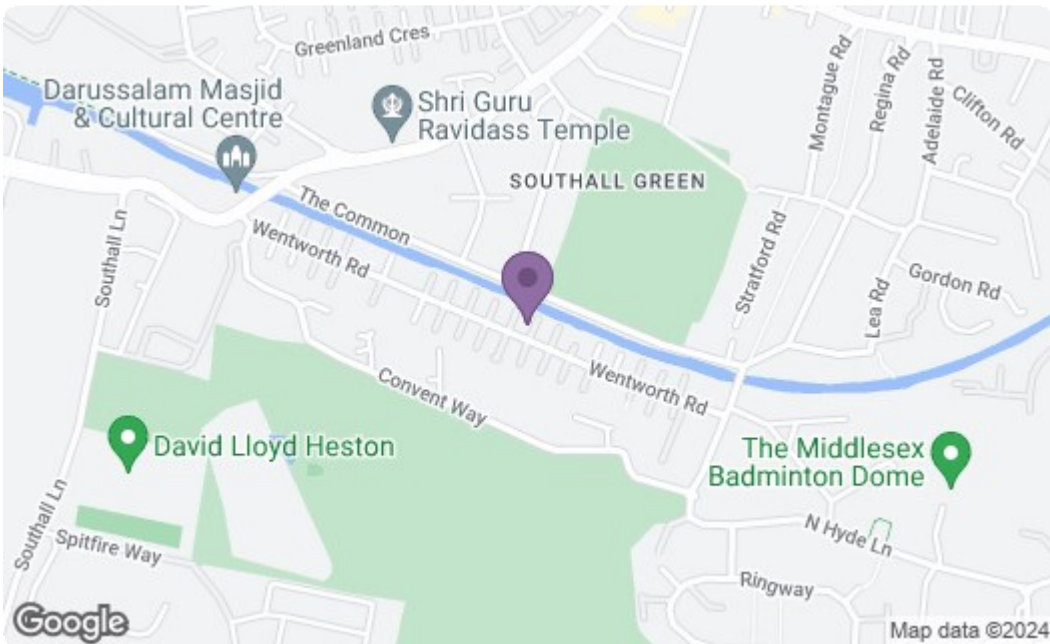


Concrete flooring.

Front 15' approx (4.57m approx)

Block paved providing off street parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO₂) 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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