



Woodlands Road, Southall, UB1 1EJ

£535,000

A three bedroom end-of-terrace house situated in this popular residential location with access to local shops and Elizabeth Line. The accommodation comprises, on the ground floor, two reception rooms, kitchen/diner and shower room, on the first floor three bedrooms and bathroom, outside front and rear gardens. In need of modernisation.

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Entrance Hallway

Radiator, understairs storage.

Reception One 12'6 x 12'3 (3.81m x 3.73m)



Front aspect double glazed window, radiator.

Reception Two 12'4 x 12'3 (3.76m x 3.73m)



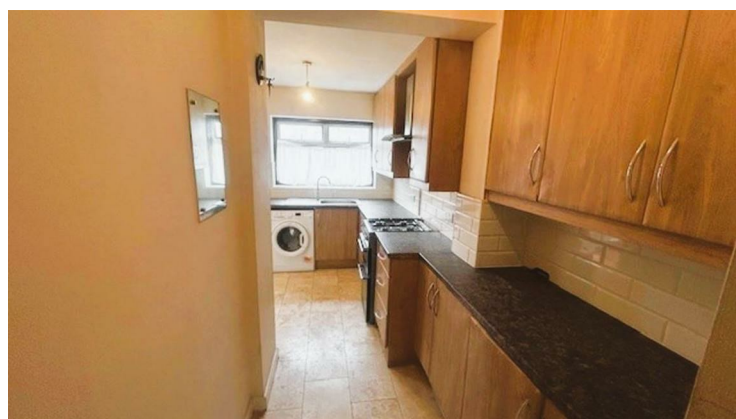
Rear aspect double glazed window, radiator.



Kitchen/Diner 17'07 x 9'02 (5.36m x 2.79m)



Sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, oven with hob and cooker hood above, plumbing for washing machine, tiled walls and flooring, 'Worcester' boiler, door to garden.



Shower Room

Electric shower, hand wash basin, low level w/c extractor fan, tiled flooring.

First Floor Landing

Access to loft, storage cupboard.

Bedroom One 12'3 x 11'3 (3.73m x 3.43m)



Front aspect double glazed window, radiator.

Bedroom Two 12'2 x 11'3 (3.71m x 3.43m)



Front aspect double glazed bay window, radiator.

Bedroom Three 9'3x 6'9 (2.82mx 2.06m)



Rear aspect double glazed window, radiator.

Bathroom



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

Outside



Rear Garden

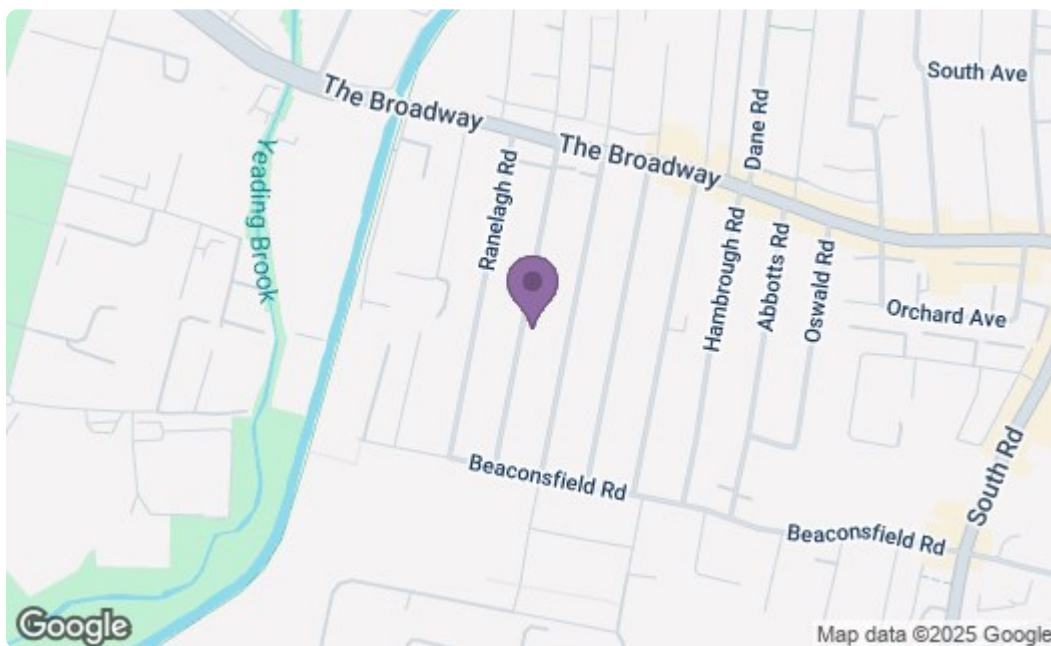


Laid to lawn area, concrete patio area and storage shed.

Front

Paved area.





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		
	66	
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075