



Potters Road, , Southall, UB2 4AS

- Two Bedroom
- Four Piece Bathroom Suite
- Open Plan Living
- Parking On Street
- Low Maintenance Rear Garden
- End of Terrace
- Ground Floor W.C
- Modern Fitted Kitchen
- Modern Development
- EPC Rating: B

Asking Price £450,000



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DESCRIPTION

A modern and well presented, two bedroom end of terraced home offered for sale in Potters Road in Southall. The property is apart of a modern development built circa 2017 and offers spacious accommodation throughout.

The property comprises entrance hall, downstairs w.c, open plan living with a modern fitted kitchen, two first floor double bedrooms, four piece bathroom suite and ample storage throughout. Outside, the property has a low maintenance rear garden along with a wooden cabin/study. To the front there is parking available on a first come first serve basis. Further benefits include fitted solar panels, double glazing throughout along with gas central heating.

Potters Road is situated near the Grand Union Canal and benefits from easy access to transport links such as Southall Station (Cross Rail / Elizabeth Line). Furthermore, the area has both Outstanding and Good Ofsted rated schools.







Ground Floor
Approximate Floor Area
402.11 sq.ft
(37.35 sq.m)

First Floor
Approximate Floor Area
402.11 sq.ft
(37.35 sq.m)

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

