



## Lancaster Road, Southall, UB1 1NW

- Three Bedrooms
- Good Condition Throughout
- Extended Kitchen
- Private Rear Garden with Outbuilding
- Double Glazed & Gas Central Heating
- Terraced House
- No Onward Chain
- Two Bathrooms
- Close Proximity to Southall Broadway
- EPC Rating: TBC

**Asking Price £545,000**



# Lancaster Road, Southall, UB1 1NW

## DESCRIPTION

Situated on Lancaster Road in Southall is this extended, three bedroom terraced house being sold with NO ONWARD CHAIN and is offered for sale in great condition throughout. The property benefits from having a rear extension and is prominently located just off Southall Broadway.

The accommodation comprises entrance porch to hallway, separate front room, ground floor shower room, through lounge sitting room and modern kitchen/diner. To the first floor there are three bedrooms, two of which have fitted wardrobes and a separate three piece bathroom suite. Outside the property has a private rear garden which also benefits from a brick built outbuilding with pedestrianized access to the rear.

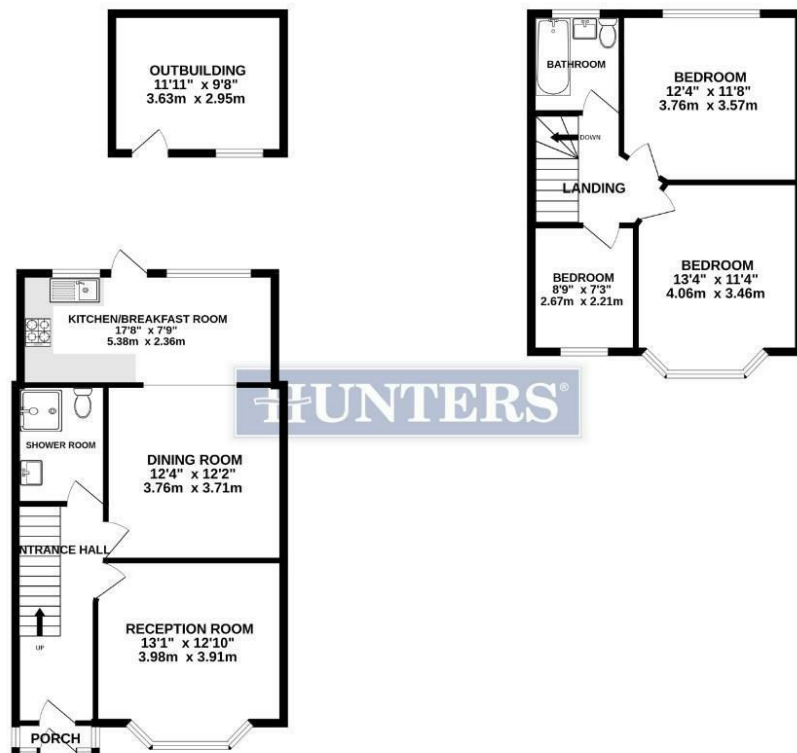
Lancaster Road is situated off of Southall Broadway which provides an extensive array of amenities, transport links, restaurants, eateries and much more. Southall Broadway also connects you to surrounding areas such as Northolt, Ealing, Hayes and Uxbridge, with further links such as the A312/A40 dual carriageways being a short drive away. Heathrow Airport and Southall Train Station are also within easy reach.





GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Microplan 22024

### Viewings

Please contact [hayes@hunters.com](mailto: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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.



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