

Spikes Bridge Road, Southall, UB1 2AS

- Two Bedroom
- Off Street Parking for Multiple Vehicles
- Share of Freehold
- Three Piece Bathroom
- Popular Location & Easy Access to Spikes Bridge Park
- First Floor Maisonette
- Private Garden
- Modern Kitchen
- Large Reception Room
- EPC Rating: TBC

Asking Price £325,000



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DESCRIPTION

Nestled on the charming Spikes Bridge Road in Southall, this delightful maisonette offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere for family gatherings or quiet evenings in. The layout is thoughtfully designed to maximize natural light, creating a bright and airy feel throughout.

The maisonette features a three piece bathroom, ensuring that your daily routines are both comfortable and efficient. The two bedrooms are designed to provide a restful sanctuary, each offering ample space for furnishings and personal touches.

Located in Southall, this property benefits from excellent transport links, making it easy to explore the wider area and beyond. The vibrant local community is rich in culture, with a variety of shops, restaurants, and parks nearby, providing a lively backdrop to everyday life.

This maisonette presents a wonderful opportunity for those looking to establish themselves in a welcoming neighborhood. With its appealing features and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a rental opportunity, this maisonette on Spikes Bridge Road is sure to impress.

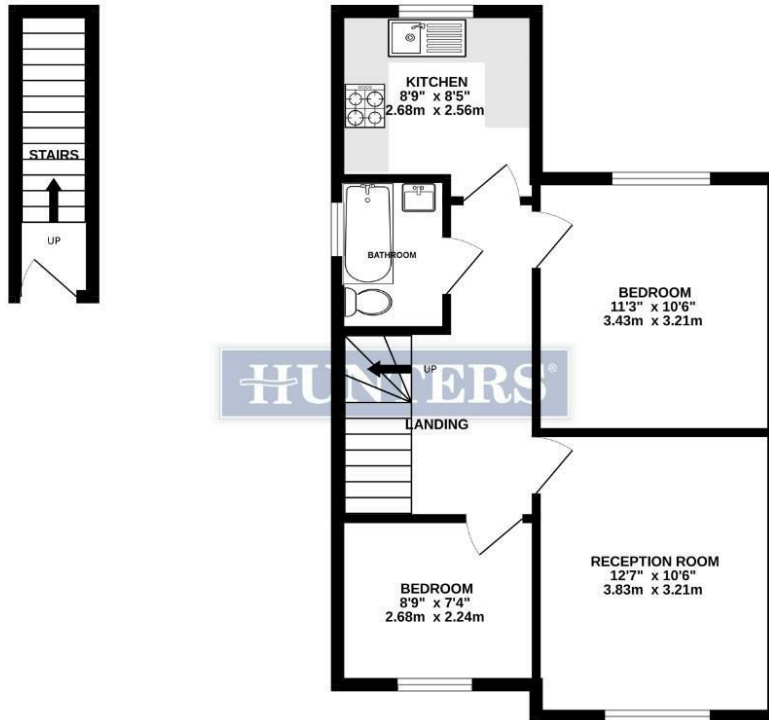
Lease Remaining 85 Years
No Service Charge





GROUND FLOOR
432 sq ft (40.0 sq m) approx.

FIRST FLOOR
327 sq ft (30.3 sq m) approx.



TOTAL FLOOR AREA: 556 sq ft (51.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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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		
(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.