



£800,000 Freehold

Raliegh Road, Southall, UB2

NEWLY BUILT HOUSE!! Simple Estate Agents present to the market this newly built 4 bed end of terraced house. The property benefits from off street parking, large lounge with modern lighting and underflooring heating, kitchen with sky light and modern appliances, four bedrooms with 2.5 bathrooms and potential to extend. The property is located in a quiet residential road close to schools, bus stops and shops. Come and walk into this great home...

t. 020 8573 4663 f. 020 8561 2606 w. www.simpleEA.com e. info@simpleEA.com

Raliegh Road, Southall, UB2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	<input type="checkbox"/> The linked image cannot be displayed. The file may have been moved, renamed or deleted. Verify that the link points to the correct file and location.	<input type="checkbox"/> The linked image cannot be displayed. The file may have been moved, renamed or deleted. Verify that the link points to the correct file and location.
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 25 sec (266 ft) ? Follow Pump Ln, The Pkwy/A312 and Hayes Rd to Wentworth Rd in Hounslow 7 min (2.0 mi) ? Continue on Wentworth Rd. Drive to Raleigh Rd 2 min (0.6 mi) UB2 5TP Raleigh Rd, Hounslow, Southall

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	<input type="checkbox"/> The linked image cannot be displayed. The file may have been moved, renamed or deleted. Verify that the link points to the correct file and location.	<input type="checkbox"/> The linked image cannot be displayed. The file may have been moved, renamed or deleted. Verify that the link points to the correct file and location.
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if the position is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.