



# £1,150,000 Freehold

## The Glen, Southall, UB2

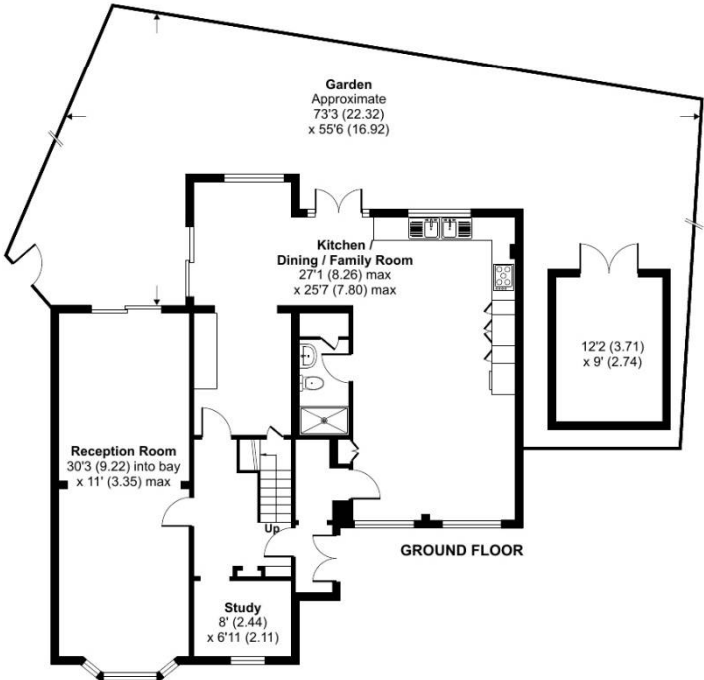
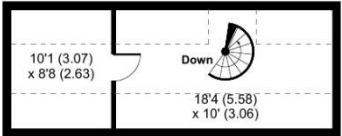
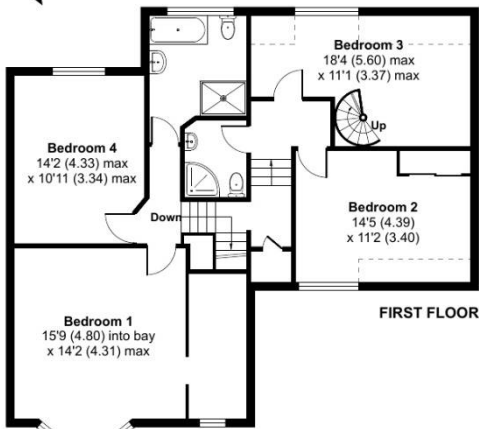
A Rare Opportunity!! This spacious and well-located detached home is set on a bold corner plot in one of Southall's most desirable streets, overlooking the green and offering a peaceful, open outlook. A rare find in today's market, the property is ideal for families looking for room to grow. Inside, the home offers four generously sized double bedrooms, three reception rooms including a study or office, and three bathrooms - perfect for busy households. There's also a bonus loft store room, adding even more practical space. Built in the 1930s, the house retains plenty of character while offering huge potential for modernisation or further extension, subject to planning permission. The large rear and side gardens provide excellent outdoor space, with driveway access from both sides, making parking easy and convenient. With its size, location

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Approximate Area = 2289 sq ft / 212.6 sq m  
Limited Use Area(s) = 199 sq ft / 18.5 sq m  
Outbuilding = 109 sq ft / 10.1 sq m  
Total = 2597 sq ft / 241.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Simple Estate Agents. REF: 1295144



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(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 ? Follow Pump Ln, The Pkwy/A312 and Hayes Rd to Wentworth Rd in Hounslow 7 min (1.9 mi) ? Continue on Wentworth Rd. Take N Hyde Ln and Thornclyffe Rd to The Glen 6 min (1.4 mi) UB2 5RS The Glen, Hounslow, Southall

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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 there is any point which 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.