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& MILLER



Maple Grove, Southall, UB1 2PA
£525,000



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£525,000

- Driveway For Minimum Of 4 Cars
- Additional 3 Metre Conservatory Extension
- Great Condition Throughout
- Potential For Loft Extension (STPP)
- Chain Free
- 3 Metre Kitchen/Diner Extension
- Large Outbuilding With Shower Room
- Ready To Move In/Let
- Three Bedroom Home
- Freehold

Description

This delightful family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception and dining room, the fitted kitchen is well-equipped and a conservatory which completes this floor.

The first floor is home to three generously sized bedrooms and a well-appointed family bathroom.

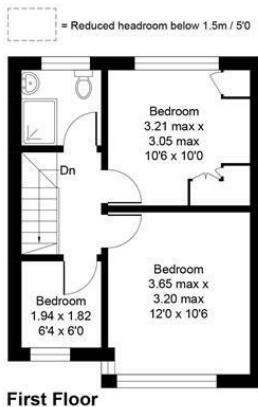
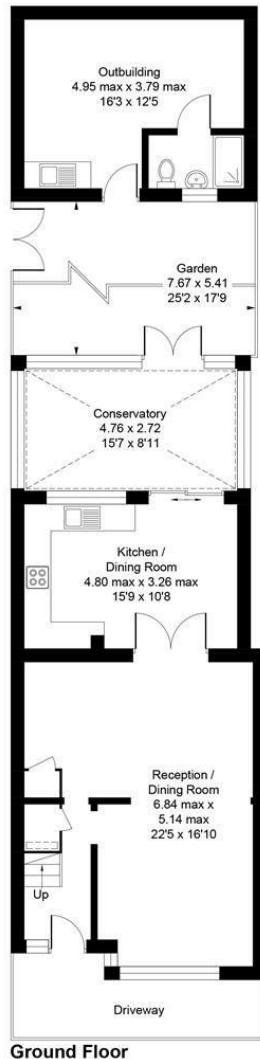
Outside, the front drive offers parking for your vehicles, a valuable feature in this bustling area. The private rear garden providing a tranquil retreat for outdoor activities. Additionally, the outbuilding in the garden includes a bathroom, adding versatility to the space.

Situation

Situated in a popular residential pocket of Southall, Maple Grove, offers an excellent blend of convenience, connectivity and community appeal. The property is well positioned for a range of well-regarded local schools, including Beaconsfield Primary and Nursery School, Hambrough Primary School and Villiers High School. Southall Broadway and the town centre are close at hand, offering a wide selection of shops, supermarkets, cafés and renowned restaurants. Southall Station, served by the Elizabeth Line, provides fast and direct links into Central London, Heathrow Airport and Canary Wharf. Frequent bus routes and easy access to the A40, M4 and M25 further enhance connectivity, and nearby green spaces such as Southall Park and Manor House Grounds add to the area's strong sense of community and lifestyle appeal.



Floor Plans



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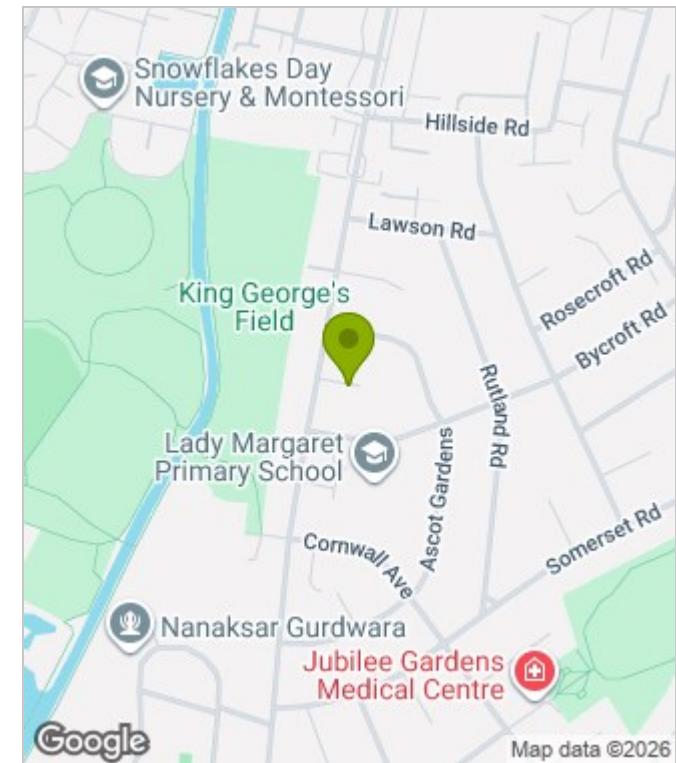
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

Maple Grove, UB1

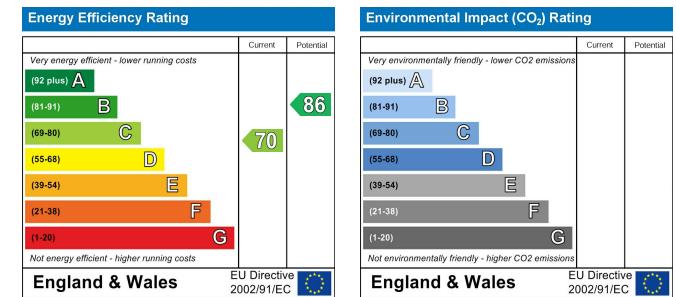
Approximate Area = 1079 sq ft / 100.2 sq m
Outbuilding = 205 sq ft / 19.0 sq m
Total = 1284 sq ft / 119.2 sq m
For identification only - Not to scale



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.