



Woodlands Road
Southall, UB1 1EE

- Well-presented 3-bed, 2-bath terrace
- Prime Southall Broadway UB1 location
- Two reception rooms + fitted kitchen
- Private rear garden & modern bathrooms

Offers In Region Of £535,000

EPC Rating '68'





Property Description

Well-Presented 3-Bed, 2-Bath Home in Prime Southall Broadway Location – UB1

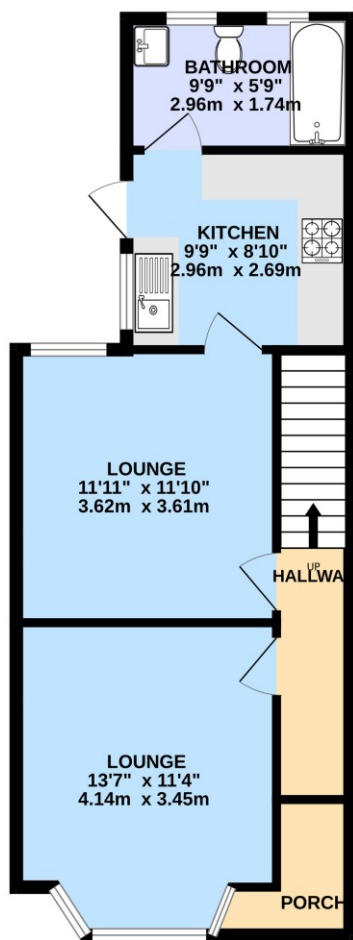
A great opportunity to acquire this three-bedroom, two-bathroom terraced home, ideally situated in the heart of bustling Southall Broadway.

The ground floor features an entrance hallway, two well-sized reception rooms, a fully fitted kitchen with access to a private rear garden, and a family bathroom. Upstairs offers three spacious double bedrooms and a modern shower room.

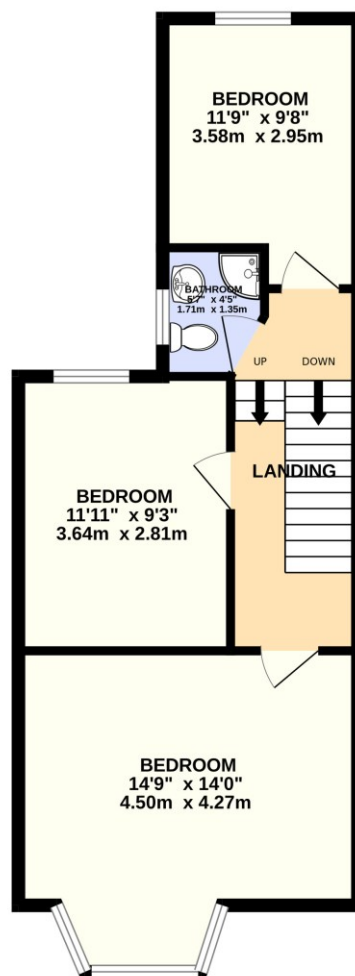
Benefits include gas central heating, double glazing throughout, and excellent potential to extend or develop (STPP). Just a short walk to Southall Crossrail Station, local schools, shops, banks, and all the amenities Southall Broadway has to offer.

Ideal for families, investors, or developers – don't miss this opportunity! Call now to arrange a viewing.

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements