



**Rutland Road, Southall, UB1 2XT**



## **Welcome to Rutland Road, Southall**

Comprising to the ground floor, an entrance hallway, large through lounge which offers ample living space including a dining area, and the rear extended kitchen. The kitchen features fitted units and appliances and is well sized. Upstairs you will find two well-proportioned double bedrooms with fitted wardrobes to the master room as well as the main family bathroom. Externally, the property features a front driveway for off street parking, rear garden and an additional outbuilding.

Situated close to reputable local schools, excellent transport links, shopping amenities of Greenford and Southall Broadway, this is a fantastic home for families or investors.

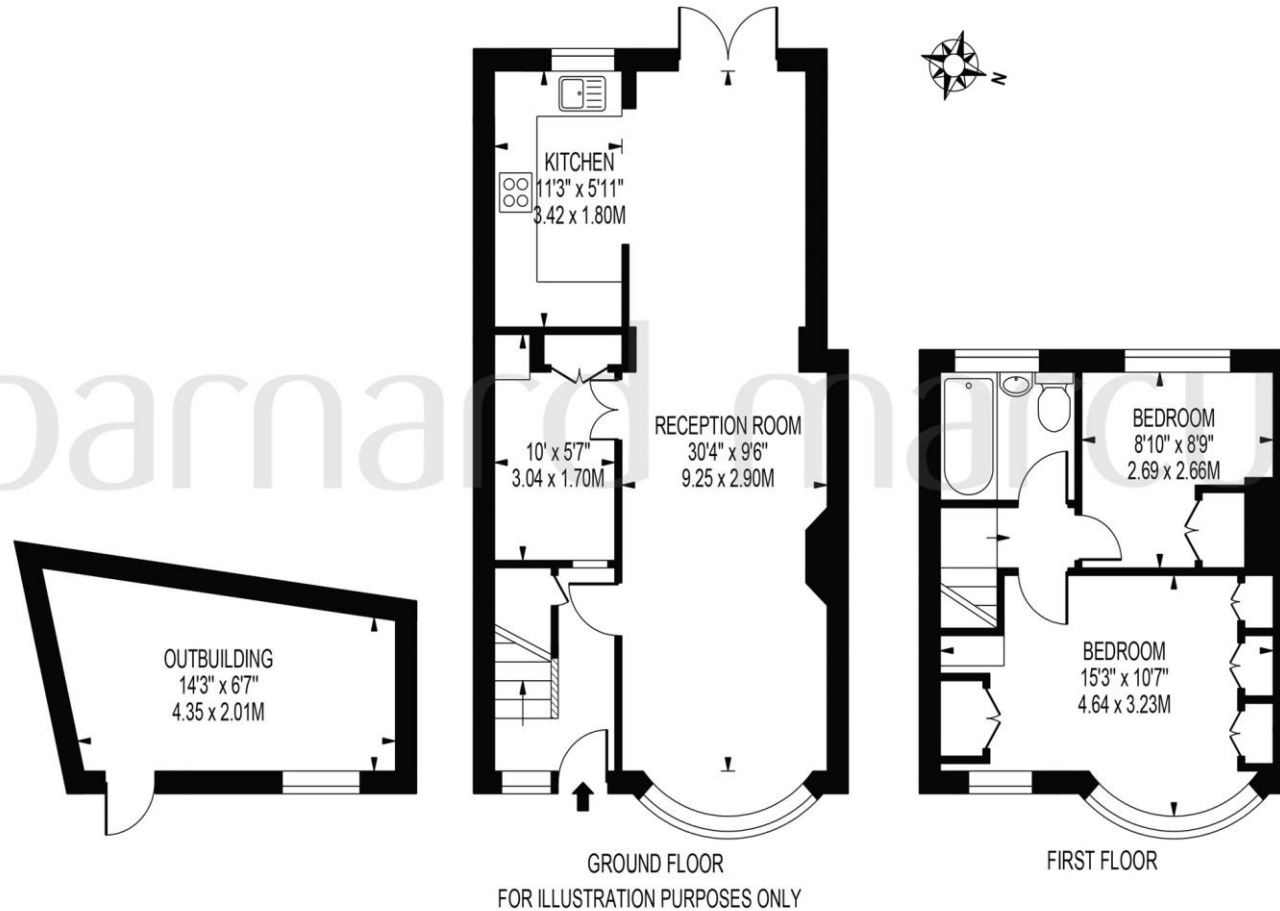


## RUTLAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 747 SQ FT - 69.41 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING : 118 SQ FT - 10.94 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

# Welcome to

## Rutland Road, Southall

- FREEHOLD MID TERRACED HOUSE
- TWO BEDROOMS
- REAR EXTENDED KITCHEN
- THROUGH LOUNGE
- FRONT DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

# £425,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL112997](https://barnardmarcus.co.uk/Property/FEL112997)



Property Ref:  
FEL112997 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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