



**420 Lady Margaret Road
Southall, Middlesex UB1 2NN**

£2,500

A unique opportunity is presented in this spacious 3 bedroom semi detached house that in addition to offering larger than average family accommodation offers a self contained 1 bedroom annex. The main property offers 3 bedrooms, 2 reception rooms and conservatory with features that include double glazed windows, central heating and private fronts and rear gardens. The annex is a brick built construction offering an open plan kitchen / living area, shower room and double bedroom, furnished or unfurnished, EPC "D", council tax band "D"

420 Lady Margaret Road, Southall, Middlesex UB1 2NN

Entrance Porch

Double glazed sliding door, double glazed front door to

Entrance Hall

Stair to first floor, doors to

Reception 1

12'2" x 11'6" (3.73 x 3.53)

Double glazed bay window to front, radiator, power point, archway leading to

Reception 2

13'9" x 11'2" (4.21 x 3.41)

Radiator, power points, double glazed sliding door to

Conservatory

16'5" x 7'10" (5.02 x 2.41)

Radiator, built in storage, double glazed window and door to rear garden, door to

Kitchen

11'8" x 10'11" (3.56 x 3.21)

Eye and base level storage units, space for fridge / freezer, space and plumbing for washing machine, single drainer sink unit with mixer taps, tiled walls, built in electric oven, 4 ring gas hob inset in to work surface with overhead extractor hood, power points, double glazed window to side

Stairs to First Floor

Double glazed window to side, access hatch to loft, doors to

Bedroom 1

11'6" x 10'4" (3.51 x 3.16)

Double glazed bay window to front, radiator, built in double wardrobes, power points

Bedroom 2

13'6" x 10'4" (4.13 x 3.16)

Double glazed window to rear, built in wardrobes & drawers, radiator, power points

Bedroom 3

8'5" x 6'8" (2.58 x 2.04)

Double glazed window to front, built in wardrobes, radiator, power points

Bathroom

Panel enclosed bath with mixer taps and shower attachment, vanity unit wash hand basin, low level WC, fully tiled walls and floor, radiator

Outside

Shower Room

Comprising fully tiled shower cubicle, Low level wc, vanity unit wash hand basin, fully tiled walls and floor, double glazed window to front, chrome heated towel rail, inset ceiling spotlights.

Front Garden

Paved patio area enclosed by brick wall, shared drive to side leading to

Rear Garden

Herringbone brick paved area fully enclosed by brick wall and fencing, door to

Self Contained Annex (No Planning)

Brick built annex currently configured as a one bedroom self contained unit (No Planning Permission)

Open Plan Living / Kitchen Area

15'5" x 14'10" (4.71 x 4.54)

Kitchen area comprising of eye and base level storage units, built in electric oven with 4 ring gas hob with overhead extractor hood, single drainer sink unit with mixer taps, integrated fridge/freezer, integrated washing machine, double glazed window, power points, cupboard housing gas fired boilers open plan to living area with Velux Window, TV point, power points.

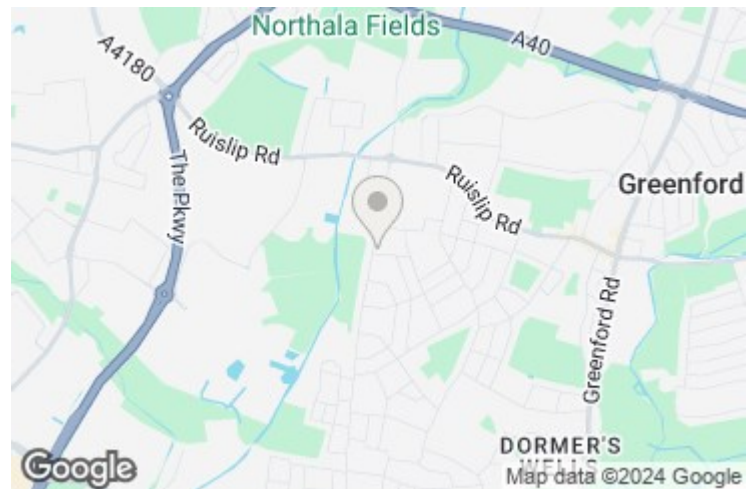
Bedroom 1

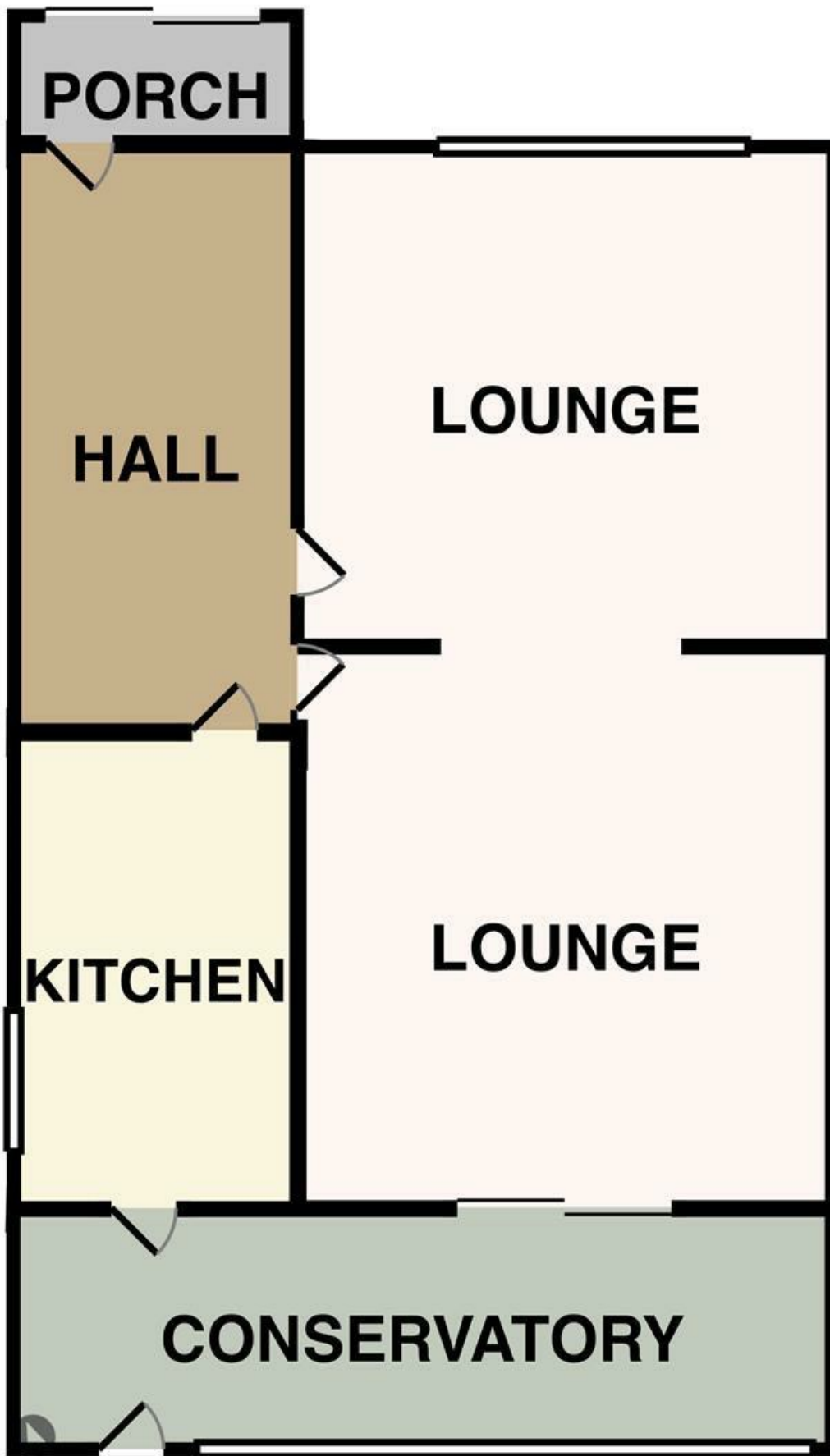
10'1" x 8'6" (3.09 x 2.60)

Built in triple wardrobe with sliding doors, double glazed velux window, laminate wood floor, power points, door to

Shower Room

Fully tiled Shower Cubicle, low level wc, vanity unit wash hand basin, fully tiled walls and floor, double glazed window to front, Chrome heated towel rail





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		59	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales		52	75
EU Directive 2002/91/EC			