



### Portland Road, Southall, UB2 4BX

A SUBSTANTIAL 5 BEDROOM EXTENDED HOUSE WITH 3 BATHROOMS AND 4 TOILETS + A BRICK AND DOUBLE GLAZED DETACHED GARDEN STORAGE ANNEX WITH ADDITIONAL SHOWER / TOILET.

Situated 0.4 miles from Southall Broadway shops and restaurants plus Southall Elizabeth line station with Paddington in approx 15 mins. This larger than expected property has an entrance hall, downstairs bedroom with fitted wardrobes plus a separate toilet, another room with access to the rear garden, a spacious lounge / dining room and a rear kitchen extension. The first floor has 3 good sized bedrooms all with fitted wardrobes and a modern bathroom/toilet with a corner bath and another separate toilet. The loft has been converted and now provides a large double bedroom with its own en-suite shower/ toilet. Outside has a paved rear garden, side access gate and a detached garden storage annex with a shower room/toilet. To the front is off street parking for cars.

**Asking Price £659,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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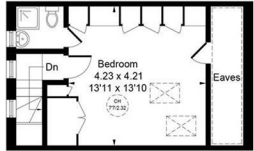


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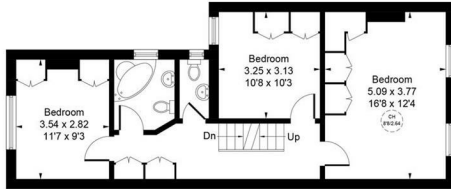
Approximate Gross Internal Area (Excluding Eaves)  
 162.01 sq m / 1744 sq ft  
 Annex = 16.10 sq m / 173 sq ft  
 Total = 178.11 sq m / 1917 sq ft



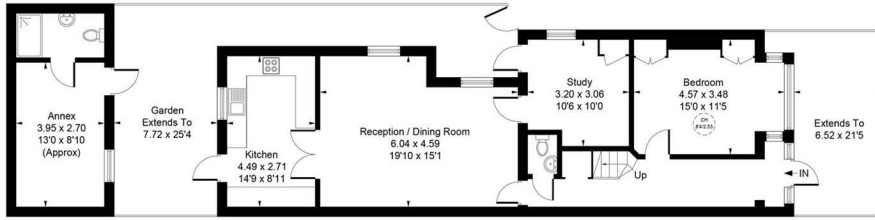
= Reduced headroom below 1.5m / 5'0"  
 = Ceiling Height



Second Floor




First Floor



Annex Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.  
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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>46</p>	<p>77</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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