



Beresford Road, Southall, UB1 1NL

DO NOT MISS THIS OPPORTUNITY!

NO UPPER CHAIN FOR THIS HUGE 6 DOUBLE BEDROOM EXTENDED END OF TERRACED HOUSE.

TREMENDOUS POTENTIAL FOR AN HMO RENTAL INVESTMENT/FLAT CONVERSION STPP OR TO CREATE A FINE FAMILY RESIDENCE. THE PROPERTY BENEFITS FROM 2 INTERNAL STAIRSCASES TO THE 1ST FLOOR (1 TO THE FRONT AND 1 TO THE REAR OF THE PROPERTY. THE GROUND FLOOR HAS 25' LOUNGE, 26' 2ND RECEPTION ROOM/6TH BEDROOM, KITCHEN, DINING ROOM, BATHROOM/TOILET, UTILITY ROOM AND AN ENCLOSED 'LEAN-TO').

UPSTAIRS HAS 5 DOUBLE BEDROOMS, BATHROOM/TOILET, ADDITIONAL TOILET AND LOFT SPACE SUITABLE FOR CONVERSION STPP. OUTSIDE HAS A 40' REAR GARDEN AND A LARGE DETACHED GARAGE. Located within 1 mile from Southall Station (Elizabeth Line - Paddington within 15 mins) and short walking distance to Southall Broadway offering amenities such as Retail Shops, Pharmacies, Restaurants and transport links to neighbouring Towns. Reputable schools include Villiers High School, and Tudor Primary School scoring OUTSTANDING by OFSTED.

Guide Price £675,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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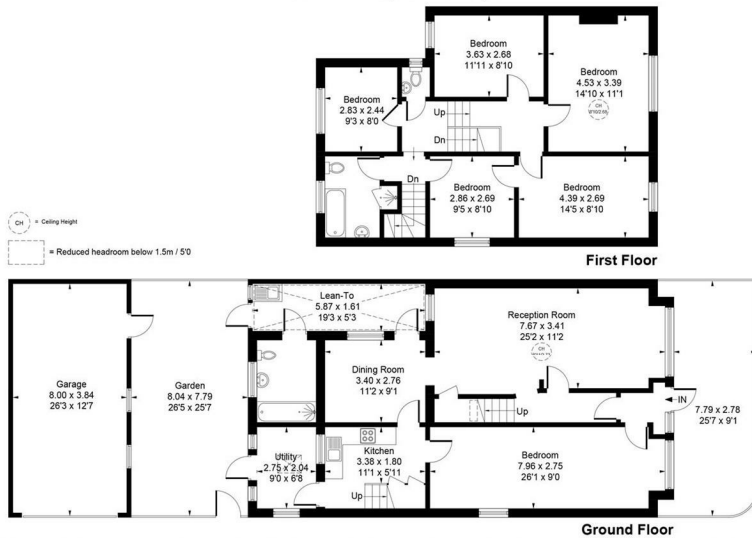
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Approximate Gross Internal Area = 179.92 sq m / 1937 sq ft
Garage = 30.35 sq m / 326 sq ft
Total = 210.27 sq m / 2263 sq ft



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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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