



Lady Margaret Road, Southall, UB1 2PJ

A very well presented and substantially extended family home offering in excess of 2600 sq ft of living space & with potential for a double storey side extension (stp). On the ground floor there are 4 large rooms offering flexible accommodation as either reception rooms or double bedrooms, ground floor shower room, modern fitted kitchen with separate dining room & conservatory. First floor provides sizeable landing with fantastic potential to go into the loft to create additional bedrooms, a further 3 double bedrooms, (master approx 17ft) & family bathroom. Externally, there's off street parking to the front via own driveway, low maintenance rear garage and 2 excellent outhouses with power & lighting, ideal for a variety of uses. An excellent family home or potential HMO investment.

Located within walking distance of an excellent variety of shops, restaurants, places of worship and numerous bus routes located on Southall Broadway. Greenford Broadway is within 1 mile of the property as is Southall underground station (Elizabeth Line)

£749,950

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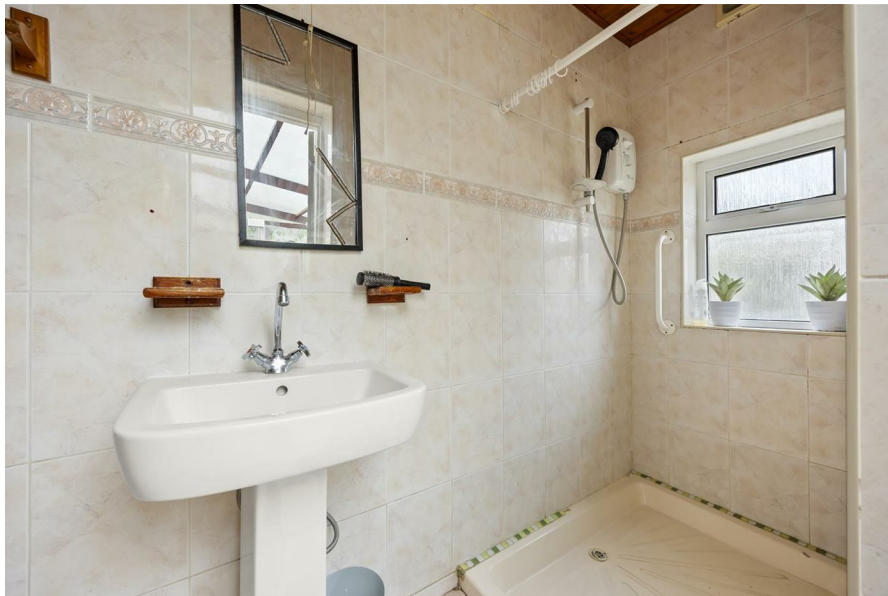
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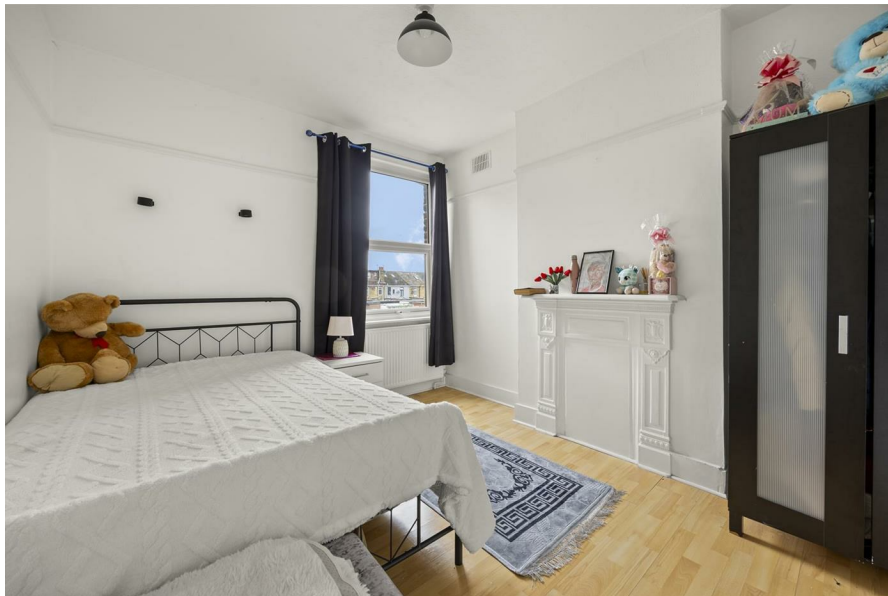
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Approximate Gross Internal Area = 183.70 sq m / 1977 sq ft
Outbuildings = 57.86 sq m / 623 sq ft
Total = 241.56 sq m / 2600 sq ft



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>69</p>	<p>77</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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