



LAWRENCE RAND

Abbotts Road, Southall

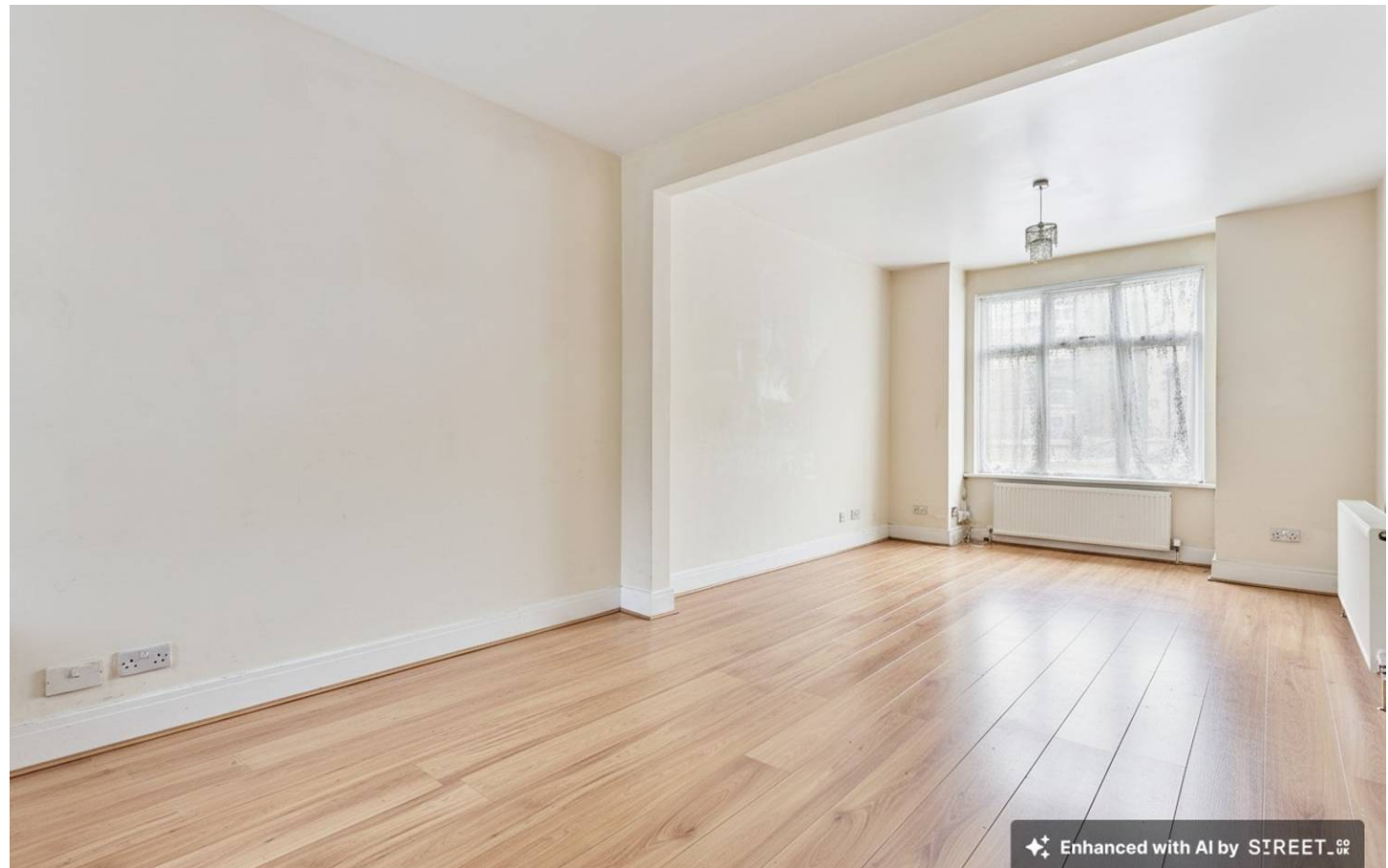
In Excess of £600,000

KEY FEATURES:

Southall, Southall

- Five spacious bedrooms arranged over three floors
- Loft extension completed approximately 3–4 years ago
- Three modern bathrooms one on each floor
- Bright and airy through lounge with space for dining
- Contemporary fitted kitchen / breakfast room
- Private rear garden with outbuilding (ideal for storage or office)
- Good condition throughout
- Double glazing and gas central heating
- Excellent transport links including Southall Station (Elizabeth Line)
- Close to local schools, shops, and amenities

Lawrence Rand are delighted to present this spacious and well-maintained five bedroom terraced house located on Abbotts Road, Southall. Offering generous accommodation across three floors, this property is perfect for growing families or investors alike. The ground floor comprises a bright and airy through lounge, providing ample space for both living and dining areas. The modern kitchen / breakfast room is fitted with contemporary units and leads to a store room and access to the garden. Upstairs, the first floor features three well proportioned bedrooms and a family bathroom. The second floor, added approximately 3–4 years ago, boasts a loft extension providing two further bedrooms, including a principal bedroom with en-suite, and an additional modern bathroom.



Externally, the property benefits from a private rear garden and a useful outbuilding ideal for storage or a home office.

Verified information

Tenure: Freehold

Council Tax Band: D

Local Authority: London Borough of Ealing

EPC Rating: C

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Available – check providers for speed and coverage

Mobile Coverage: Good – indoor & outdoor (subject to provider)

Disclaimer:

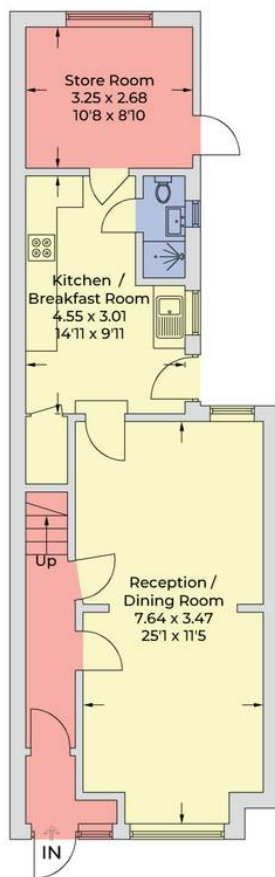
Lawrence Rand has made every effort to ensure the accuracy of these details. However, all measurements, distances, areas, and descriptions are approximate and for guidance only. Prospective purchasers should confirm all information themselves. This document does not constitute part of an offer or contract.



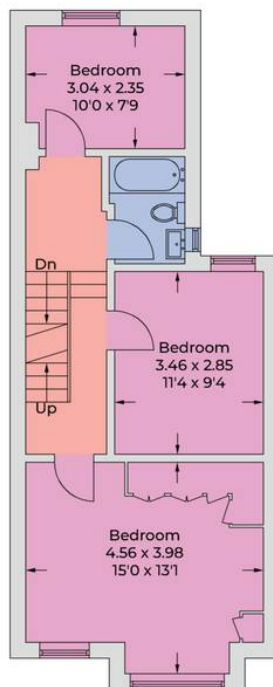


Abbotts Road

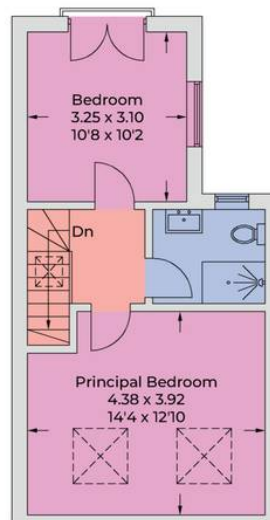
Approximate Gross Internal Area
Ground Floor = 58.3 sq m / 627 sq ft
First Floor = 47.8 sq m / 514 sq ft
Second Floor = 37.2 sq m / 400 sq ft
Outbuilding = 18.4 sq m / 198 sq ft
Total = 161.7 sq m / 1,739 sq ft



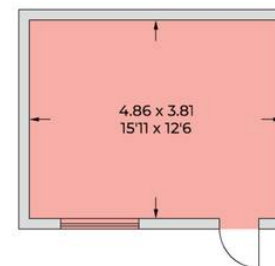
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Lawrence Rand

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