

the floorplan...

GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62022

more details from...

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FOUR BEDROOM - EXTENDED - CHAIN FREE. Brian Cox and company are pleased to bring to the market this four-bedroom family home. The property briefly comprises a two reception rooms, an extended kitchen/diner and four bedrooms with the added benefit of a utility room with a w/c on the ground floor and downstairs family bathroom. Further benefits include a private garden with an outbuilding in the garden currently being used as storage, double glazing and gas central heating. Viewings are available now so call to arrange yours.



£560,000
Freehold

Hambrough Road, Southall UB1 1HX

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Four Bedroom
- Freehold Terrace
- Extended
- Close to Southall Broadway
- Double Glazed / Gas Central Heating
- Close to Transport Links



the location...

nearest stations ...

Southall (0.3 miles) – Elizabeth Line
Hayes & Harlington (1.5 miles)
Hanwell (2.1 miles)

This property is set just a short distance from Southall Broadway and only 0.3 miles from Southall Station, zone 4, Crossrail (Elizabeth Line). This connects to Paddington station in less than 20 minutes.

Bus routes include the 95,105,195 and E5, Heathrow is a short drive or bus journey away along with the M4.

There are local schools in the area some include Blair Peach Primary School, Beaconsfield Primary and Nursery School, Tudor Primary School, Villiers High School and Featherstone High School.