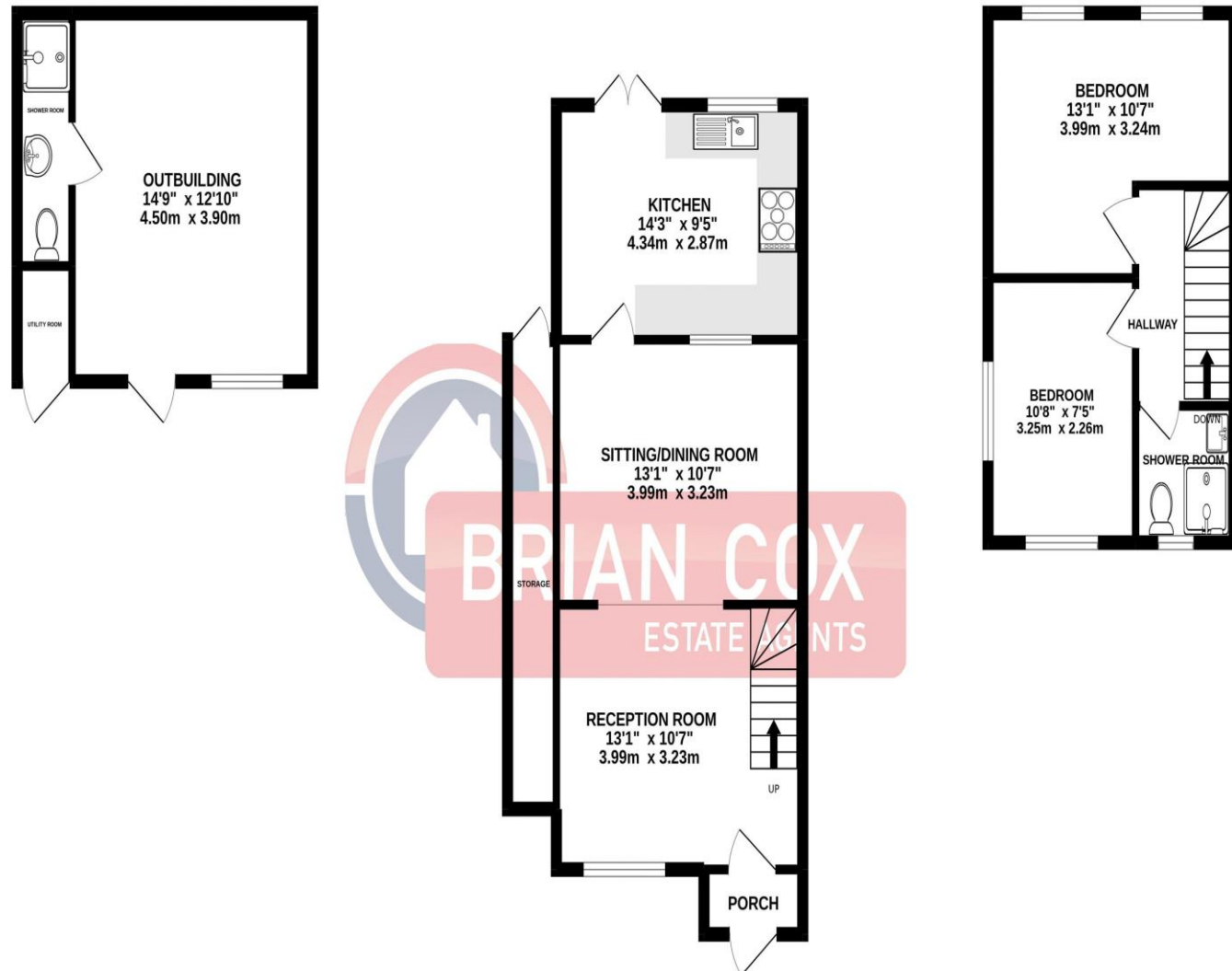


the floorplan...

GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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.
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more details from...

call: **Brian Cox Greenford: 0208 578 1004**

email: **daniel.jed@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



0208 578 1004
brian-cox.co.uk



TWO BEDROOM - DETACHED - FREEHOLD - OFF STREET PARKING - PRIVATE REAR GARDEN. Brian Cox and Company are proud to present to the market this two bedroom freehold detached house. The property is conveniently situated near local shops and schools and briefly consists of a bright through lounge/dining room, fitted kitchen to the rear, two bedrooms and a shower room. Further benefits include outbuilding to the rear with En-suite shower room, ample storage, separate utility space, off street parking, double glazing, gas central heating and private rear garden. Call now to arrange your appointment to view!!



£525,000

Freehold

Lady Margaret Road, Southall UB1 2NN

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...

- Two Bedroom
- Detached Freehold House
- Convenient Location
- Off Street Parking
- Double Glazing / Gas Central Heating
- Council Tax Band - D
- EPC Rating - C



the location...

nearest stations ...

Northolt (1.2 miles)
 Greenford (1.3 miles)
 South Greenford (1.5 miles)
 Southall Station (1.9 miles)

This property is set just a short distance from Southall Broadway and Southall Station, zone 4, soon to play host to the 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 many local primary schools in the area some include Gifford Primary School, Ravenor Primary School, Lady Margaret Primary School and Durdans Park Primary School.

If you have older children there are local secondary schools situated close by these include Greenford High School, Belvue School and Alec Reed Academy.

