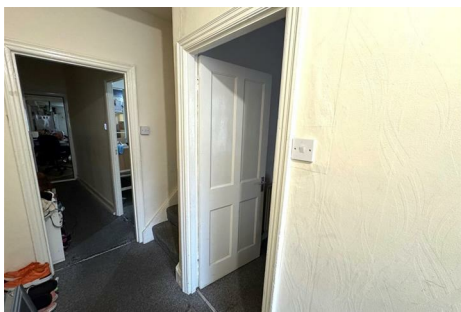




# Parkfields

Estates



## Western Road , Southall, UB2 5JW

Welcome to this charming terraced house located on Western Road in the desirable area of Southall. This property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 3 bedrooms and a bathroom, there is ample space for everyone in the household.

Spanning across 1,266 sq ft, this house offers a comfortable living space for you to make your own. While some updating is required, this presents a fantastic opportunity to add your personal touch and increase the value of the property.

Conveniently situated on bus routes serving Heathrow Airport, this home is ideal for those who travel frequently or work at the airport. The location provides easy access to transportation links, making your daily commute a breeze.

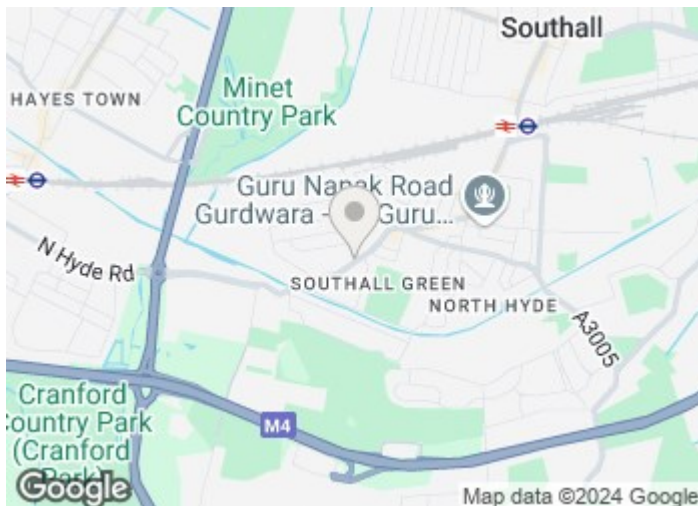
Asking Price £459,950

# 218 Western Road

, Southall, UB2 5JW



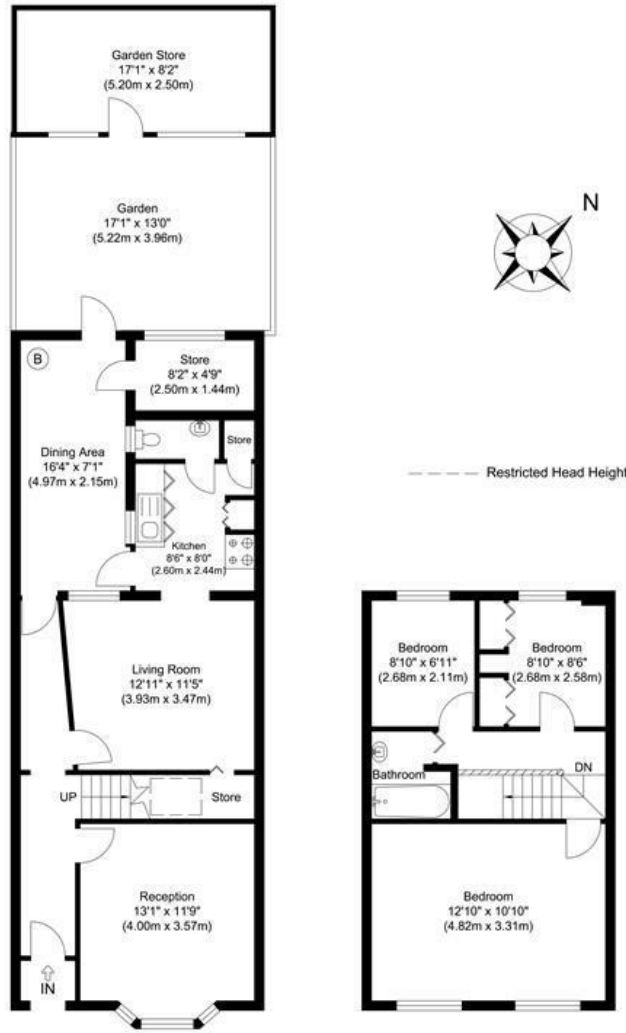
- SPACIOUS MID TERRACE
- GREAT WESTERN ROAD LOCATION
- BUS STOPS JUST OUTSIDE
- THREE BEDROOMS
- TWO RECEPTIONS
- IN NEED OF UPDATING
- PLENTY OF POTENTIAL
- NO ONWARD CHAIN



[Directions](#)



# Floor Plan



Ground Floor  
 Approximate Floor Area  
 703.74 sq. ft.  
 (65.38 sq. m)

First Floor  
 Approximate Floor Area  
 422.48 sq. ft.  
 (39.25 sq. m)

Total Gross Internal Area (Including Garden Store)  
 1266.15 sq. ft.  
 (117.63 sq. m)

Total Gross Internal Area (Excluding Garden Store)  
 1126.22 sq. ft.  
 (104.63 sq. m)

Western Road, Southall, UB2

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	