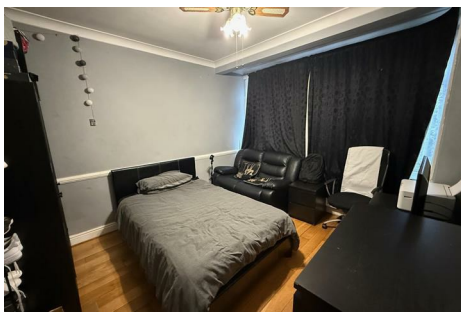




# Parkfields

Estates



## Marlborough Road , Southall, UB2 5LP

Nestled on the charming Marlborough Road in Southall, this delightful three-bedroom end-terrace house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the living areas, creating a warm and inviting atmosphere.

The three generously sized bedrooms are ideal for families or those seeking extra space for guests or a home office. The property boasts two bathrooms, ensuring that morning routines are a breeze for everyone in the household.

Outside, the front and rear gardens offer a lovely outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the large garage provides valuable storage space or the potential for a workshop, catering to various needs.

Offers In The Region Of £550,000

## 48 Marlborough Road , Southall, UB2 5LP



- END TERRACED
- TWO BATHROOMS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- THREE BEDROOMS
- OFF STREET PARKING
- TWO RECEPTIONS
- SPACIOUS GARAGE

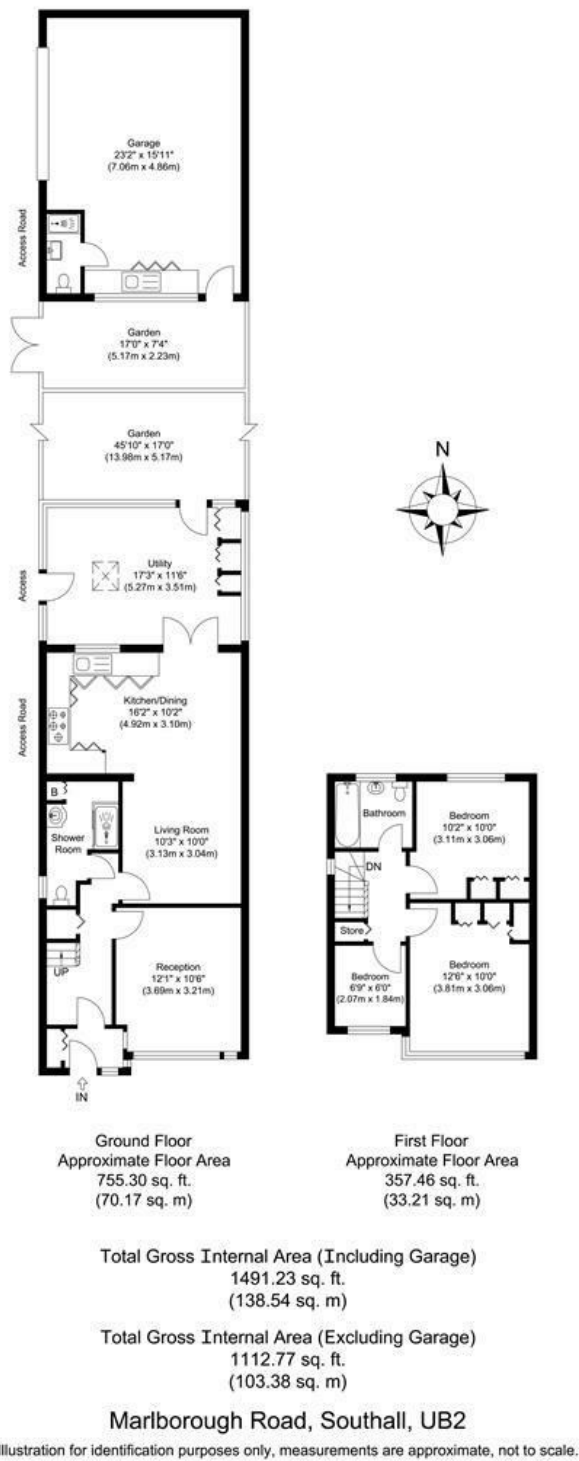


Directions





Floor Plan



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 firms 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	78
England & Wales		
EU Directive 2002/91/EC		