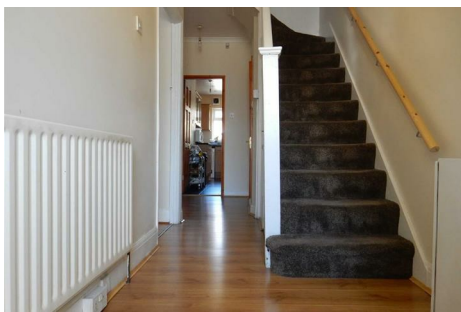




# Parkfields

Estates



## Alma Road , Southall, UB1 1PD

A 1930'S MID TERRACED FAMILY HOME OFF SOUTHALL BROADWAY! Parkfields Estates are delighted to offer TO LET this EXTENDED property with spacious accommodation throughout including; PRINCIPLE RECEPTION ROOM, FURTHER RECEPTION WITH OPEN PLAN DINING ROOM, FITTED KITCHEN, GROUND FLOOR SHOWER/WC, FOUR BEDROOMS, FAMILY BATHROOM, SEPARATE CLOAKROOM, OFF STREET PARKING and GARDEN WITH REAR ACCESS. Located just moments from SOUTHALL BROADWAY with plenty of amenities including BUS ROUTES to UXBRIDGE and EALING. EARLY VIEWINGS ARE HIGHLY RECOMMENDED.

EALING COUNCIL TAX BAND D

£2,950

# 30 Alma Road

, Southall, UB1 1PD

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Ground Floor

- Porch
- Hall Way
- Reception Room One  
14'4" (into bay) x 12'9" (4.37 (into bay) x 3.89)
- Reception Room Two  
12'1" x 11'1" (3.68 x 3.38)
- Dining Room  
9'8" x 9'3" (2.95 x 2.82)
- Kitchen  
15'3" x 7'7" (4.65 x 2.31)
- Shower/WC

First Floor

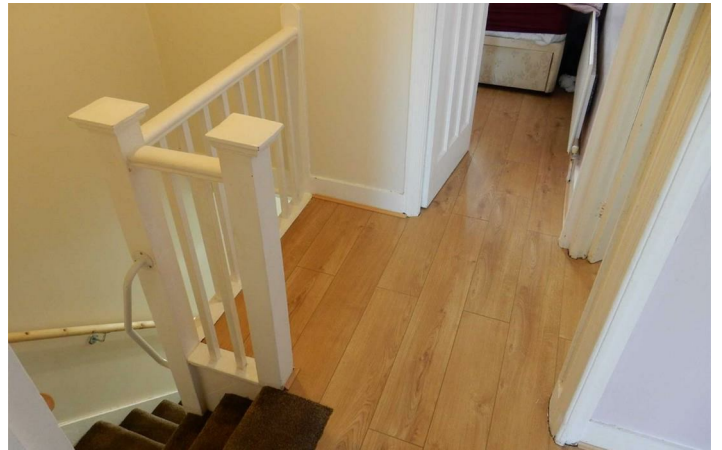
- Landing
- Bedroom One  
14'1" (into bay) x 10'11" (4.29 (into bay) x 3.33)
- Bedroom Two  
11'1" x 11'11" (3.38 x 3.63)
- Bedroom Three  
8'7" x 7'0" (2.62 x 2.13)
- Water closet
- Bathroom
- Outside
- Front Garden

Rear Garden

- [Approx. 8.23](#)
- Covered shed  
11'1" x 18'4" (3.38 x 5.59)



[Directions](#)



Floor Plan



Alma Road, Southall, UB1

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 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) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |