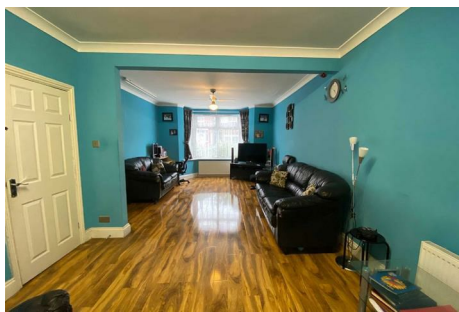
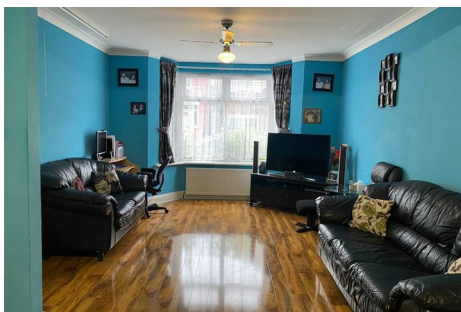




Parkfields

Estates



Hortus Road

, Southall, UB2 4AJ

RARELY AVAILABLE 1930's END OF TERRACE - Located on a much sought after no through road in on the Old Southall and New Southall borders the property provides a great opportunity to a buy to let investor or first time buyer. Features include; Through Lounge, Three Bedrooms, Kitchen, Bathroom/WC and Gardens with Outside WC. The property is located within walking distance to Southall Mainline Train Station (CROSSRAIL 2022) and the popular King Street in Old Southall. Early viewings are highly recommended to avoid disappointment.

Asking Price £479,950

17 Hortus Road

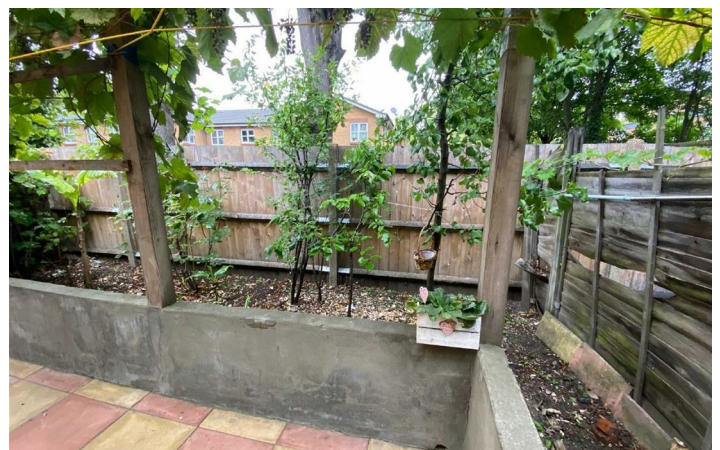
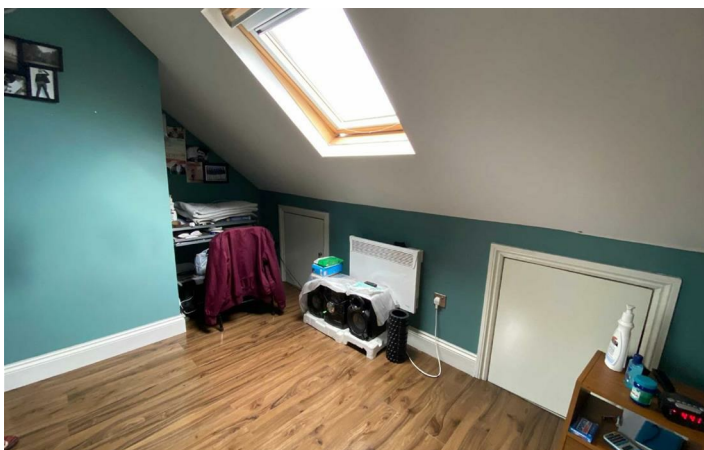
, Southall, UB2 4AJ



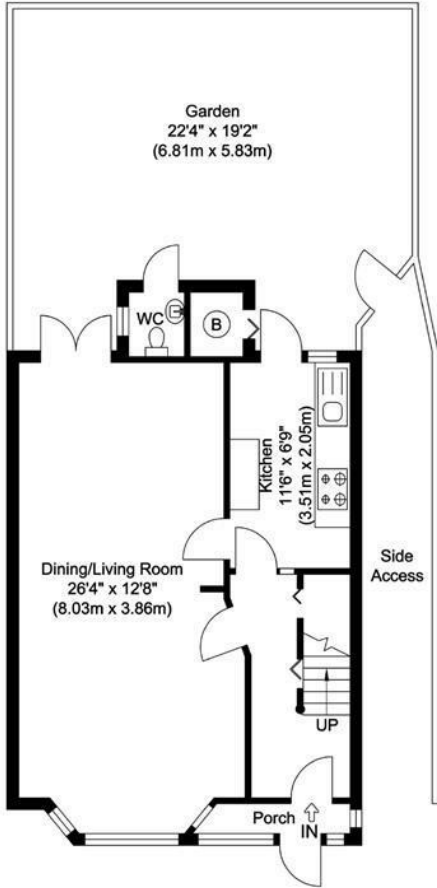
- SPACIOUS END OF TERRACE
- EASY ACCESS TO SOUTHALL STATION (CROSSRAIL 2022)
- SIDE ALLEY WAY
- WALKING DISTANCE TO AMENITIES
- THROUGH LOUNGE
- GOOD ORDER THROUGHOUT



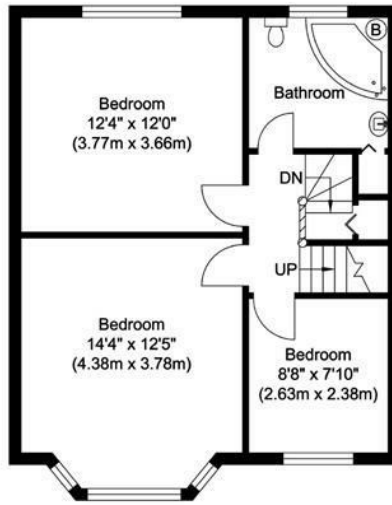
[Directions](#)



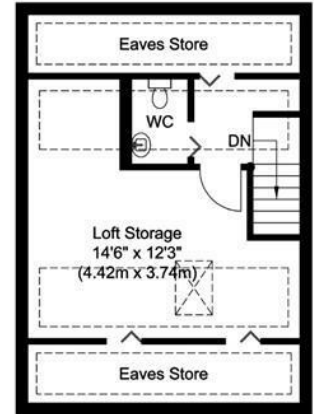
Floor Plan



Ground Floor
Approximate Floor Area
508.37 sq. ft.
(47.23 sq. m)



First Floor
Approximate Floor Area
515.05 sq. ft.
(47.85 sq. m)



Top Floor
Approximate Floor Area
330.66 sq. ft.
(30.72 sq. m)

Total Gross Internal Area
1354.10 sq. ft.
(125.80 sq. m)

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