



# Parkfields

Estates



## Brent Road , Southall, UB2 5JX

Nestled on Brent Road in the vibrant area of Southall, this charming semi-detached house, offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for gatherings with friends and family.

The house features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is the side garage, which not only offers additional storage but also presents potential for further development, subject to planning permission. This flexibility allows you to tailor the space to your needs, whether that be expanding the living area or creating a home office.

For those who commute, the easy access to the M4 motorway makes travelling to London and beyond a breeze. Additionally, off-street parking is available, providing peace of mind and convenience for residents and guests alike.

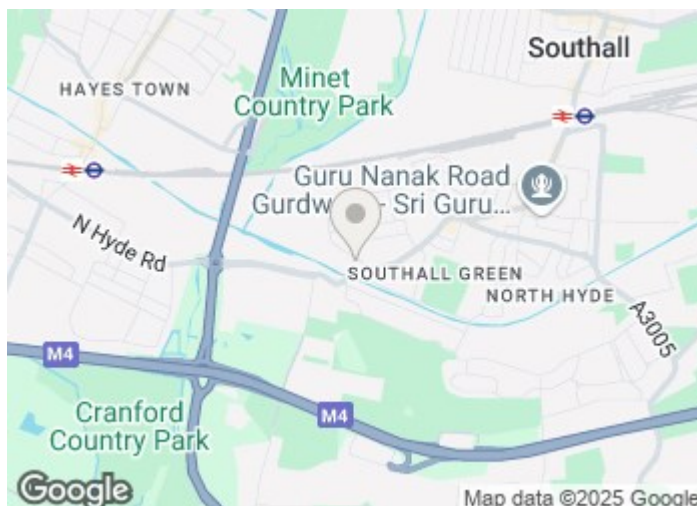
Asking Price £539,950

# 11 Brent Road

, Southall, UB2 5JX



- SEMI DETACHED
- LOUNGE
- OFF STREET PARKING
- SIDE SPACE WITH POTENTIAL TO EXTEND (STPP)
- OPEN PLAN KITCHEN / DINING AREA
- EASY ACCESS TO HAYES, LHR & A312
- THREE BEDROOMS
- LOVELY GARDENS
- SCHOOLING OPTIONS NEARBY



Directions



Floor Plan



Total Gross Internal Area (Including Garage)  
929.35 sq. ft.  
(86.34 sq. m)

Total Gross Internal Area (Excluding Garage)  
828.39 sq. ft.  
(76.96 sq. m)

Brent 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 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>		<b>83</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		
England & Wales		EU Directive 2002/91/EC