



9 Windermere Road, Southall, London, UB1 2NZ

£475,000

EVANS
& COMPANY

Windermere Road Southall

- Mid Terraced House
- 3 Bedrooms
- Through Lounge
- Gas Central Heating
- Off Street Parking for 2 Cars
- Modern Bathroom
- Garage
- Rear Garden
- Close to Schools & Transport Links
- Conservatory

Evans & Company are pleased to offer this 3 bedroom terraced house located in a prime residential area within walking distance of local schools and transport links into both Southall & Greenford Broadways. The property benefits from Off Street Parking for 2 cars, Double Glazed Windows, Gas Central Heating, Garage and is maintained to a good standard throughout.

Front door to

Entrance Hall

Stairs to 1st floor, doors to



Lounge

19'10" x 9'2" (6.07 x 2.80)

Double glazed bay window to front, radiator, power, points, double glazed, sliding door to conservatory, electric under floor heating

Kitchen

10'3" x 6'4" (3.13 x 1.94)

Modern range of eye and base level storage units, single trainer, stainless steel sink unit with mixer taps, cooker, space, fridge, freezer, space and plumbing for washing machine, tiled, walls, power, points, tiled floors, double glazed window, and door to

Conservatory

14'5" x 10'0" (4.40 x 3.05)

Radiator, power, points, double glazed windows, and double doors to rear garden

Stairs to First Floor

Stairs to loft space with boarding for storage, doors to

Bedroom 1

12'4" x 9'3" (3.77 x 2.83)

Double glazed bay window to front, radiator, power, points, wood flooring.

Bedroom 2

9'9" x 8'9" (2.98 x 2.68)

Double glazed bay window to rear, radiator, laminate wood, floor, power points.

Bedroom 3

7'11" x 6'10" (2.42 x 2.10)

Double glazed window to rear, radiator, laminate wood floor, built in storage cupboards, power points.

Bathroom

6'10" x 6'3" (2.09 x 1.91)

White suite with panel enclosed bath, low-level WC, wash, handbasin, fully tiled walls, tiled flooring, chrome heated towel rail.

Outside

Front

Hardstanding, providing offstreet parking for two cars

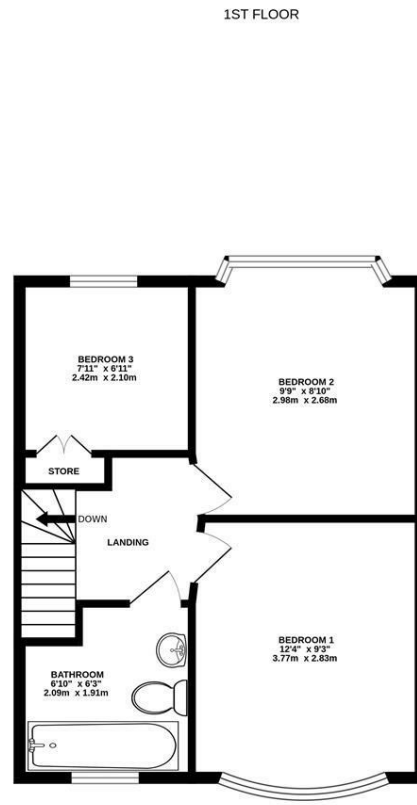
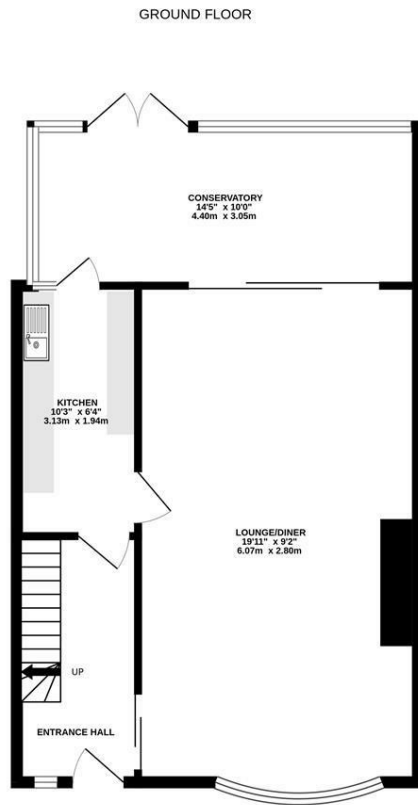
Rear

Paved patio area leading to lawn area, concrete pathway, leading to rear lawned area, surrounded by tree and shrub borders, leading to

Garage

Access from rear shared drive





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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