



127 Rutland Road, Southall, UB1 2XT

£515,000

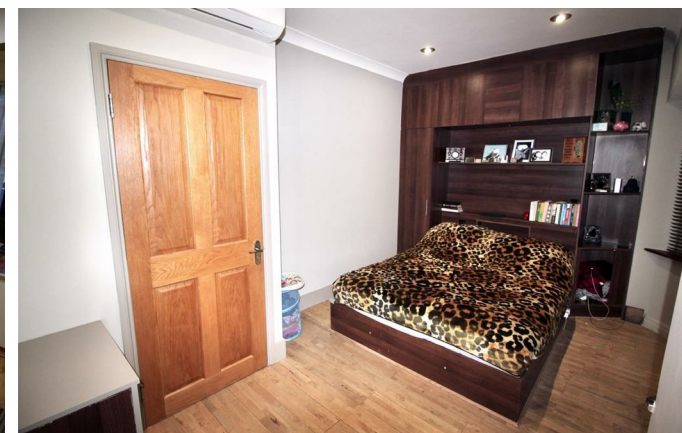
EVANS
& COMPANY

Rutland Road Southall

- End Terraced House
- Extended
- Conservatory
- Double Glazed Windows
- Gas Central Heating
- 2 Bedrooms
- Fitted Bathroom
- Modern Kitchen
- Off Street Parking for 2 Cars

Evans & Company are pleased to offer this vastly extended 2 bedroom end terraced house that has been maintained and improved to a very high standard. The property benefits from features that include under floor heating, double glazed windows, gas central heating, off street parking for 2 cars, open plan kitchen / breakfast room, conservatory, brick built outbuilding with fitted kitchen and en suite shower room.

Front door to
Entrance Porch
Leading to



Utility Room

Built in cupboards, low level wc, wash hand basin ,

Lounge Area

Stairs to first floor, Double glazed window to front, wood flooring, radiator, double glazed window to side, leading to

Kitchen / Breakfast Area

Modern eye and base level storage units, built in electric oven, space for fridge / freezer, inset 4 ring gas hob, inset ceiling spotlights, tiled floors with under floor heating, wall mounted air conditioning unit

Conservatory

Double glazed windows and double doors, laminate wood, floors, radiator, inset, ceiling, spotlights.

Stairs to First Floor

Attached to loft, wood flooring, double glazed window to side, doors

Bedroom 1

Double glaze bay window to front, wood, flooring, radiator, fitted wardrobe with cupboards, over and corner, shelving, wall mounted, air-conditioning, unit, further built-in cupboards.

Bedroom 2

Double glazed window to rear, fitted wardrobes, inset, ceiling, spotlights, wood, flooring, radiator, wall mounted air-conditioning unit.

Bathroom

Fully tiled walls with tile enclosed bath with mixer taps, mains shower, low-level WC, vanity unit, wash, hand, basin, fully tiled floors, with underfloor heating, feature, radiator, inset, ceiling, spotlights, double glazed window to rear

Outside

Front

Paved driveway, providing offstreet parking for two cars share, drive to side leading to

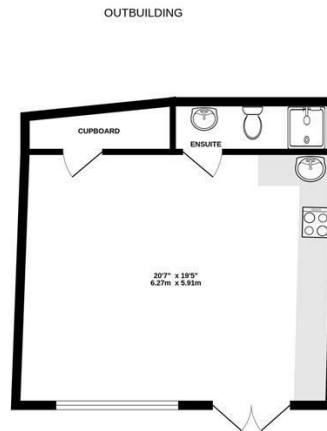
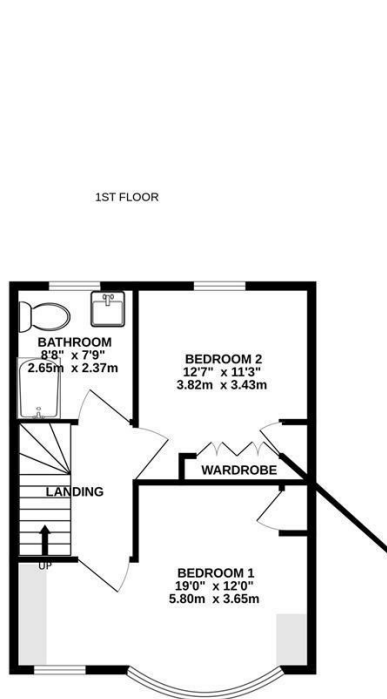
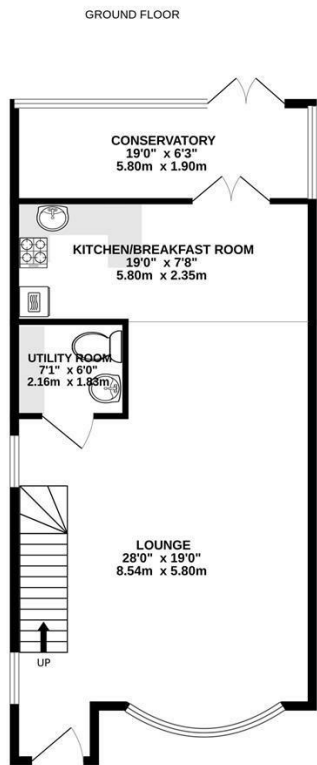
Rear

Paint garden area with artificial grass, enclosed by brick wall and panel fencing, outside lighting, outside PowerPoint, leading to

Outbuilding

Fully tiled floors, radiator, built in cupboards, sink unit, insert into worksurface, four ring electric hob with electric oven under, built in microwave in set ceiling, spotlights, door to boiler room, door to ensuite, shower room with fully tiled shower, cubicle, low-level WC, wall mounted, wash, hand, basin, chrome heated towel rail, in set ceiling spotlight, fully tiled walls and floors with underfloor heating





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			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(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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