



129 Somerset Road, Southall, UB1 2UE

£635,000

EVANS
& COMPANY

Somerset Road Southall

- Terraced Family Home
- 4 Bedrooms
- Loft Conversion
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking

Evans & Company are pleased to offer this 4 bedroom family home, the property boasts a host of features that included a garden Annex with en suite shower room, double glazed windows, gas central heating, off street parking and loft conversion.

Porch

Double glazed front door to

Entrance Hall

stairs to 1st floor, doors to

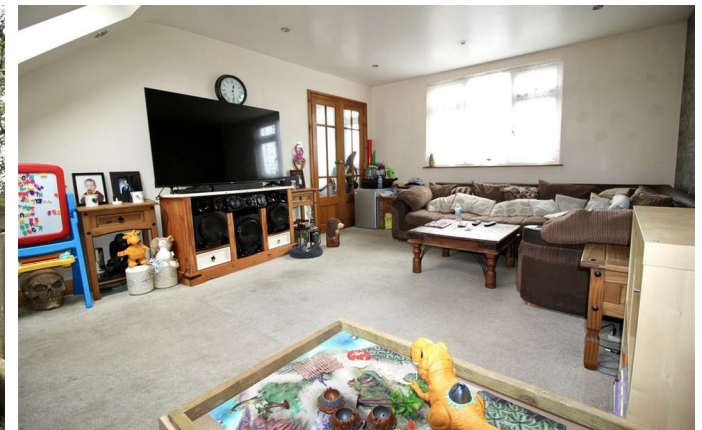
Downstairs Wet Room

Fully tiled wet room with shower area, low-level WC, wash hand basin.

Reception 1

12'4" 11'7" (3.76 3.54)

double glazed window to front, radiator, PowerPoint



Reception 2

11'5" x 10'10" (3.49 x 3.31)

Radiator, double doors to

Kitchen / Breakfast Room

17'0" x 9'2" (5.20 x 2.80)

range of eye and base level storage units, built in electric oven, 4 ring gas hob inset into worksurface with overhead extractor hood, space and plumbing for washing machine, space for fridge freezer, space and plumbing for dishwasher, single drainer sink unit with mixer taps, double glazed window and sliding door to rear garden.

Stairs to First Floor

Stairs to 2nd floor, doors to

Bedroom 1

12'4" x 11'1" (3.76 x 3.38)

Double glazed window to front, radiator, PowerPoint.

Bedroom 2

12'8" x 9'10" (3.87 x 3.02)

(currently being used as a utility room fitted with eye and base level storage units, sink, breakfast bar) double glazed window to rear, radiator, PowerPoint.

Bedroom 3

7'1" x 6'4" (2.18 x 1.94)

Double glaze window to front, PowerPoint, radiator.

Self Contained Annex

23'1" x 13'2" (7.06 x 4.02)

Double glazed windows and and doors to front and rear, kitchen area with modern range of eye and base level storage units, space for fridge freezer space and plumbing for washing machine, built in electric oven, four ring gas hob inset into worksurface with overhead extractor hood, PowerPoint, door to

First Floor Balcony

enclosed decking area for outdoor seating, views over Jubilee Park

Stairs to 2nd Floor

Double doors to

Bathroom

Fully tiled shower cubicle, wash hand basin, low-level WC, freestanding bath, tiled floors, chrome heated towel rail, double glazed window and door to

Bedroom 4

18'5" x 12'11" (5.62 x 3.94)

Double glazed skylight, radiator, PowerPoint.

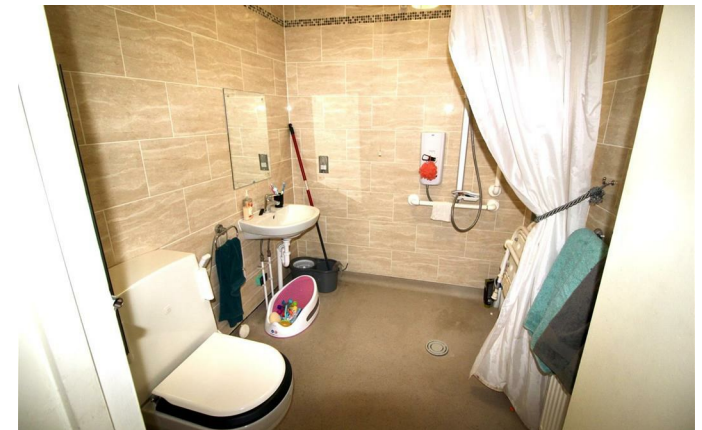
Outside

Front

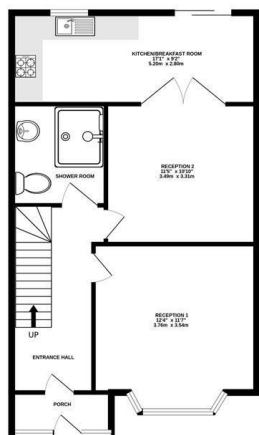
offstreet parking for one car, shared driveway providing rear access to

En Suite Shower Room

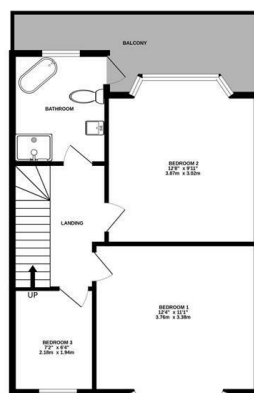
Fully



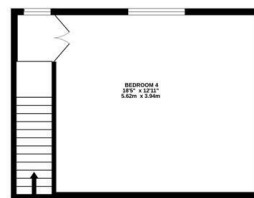
GROUND FLOOR



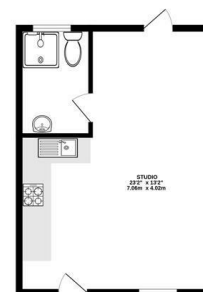
1ST FLOOR



2ND FLOOR



BRICK BUILT GARDEN ANNEX



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		
(81-91) B		
(69-80) C		
(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	