

Marlborough Road

Southall • Middlesex • UB2 5LW
Offers In Excess Of: £550,000



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A three bedroom, extended terraced house situated on Marlborough Road, a sought after residential road situated within walking distance of local shops and bus links while being located under a mile from Southall train station which benefits from the introduction of Crossrail in the near future. The ground floor of the property comprises porch, entrance hall with doors leading to the 19ft living room, 19ft kitchen/diner, 12ft fourth bedroom/study and shower room. To the first floor, there is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 8ft third bedroom and family bathroom with a separate W/C. The loft has been converted into a 19ft loft room. Outside there is on street parking and a private rear garden with a brick-built 18ft garden studio with a shower room and store room.

Three bedroom house

Terraced

Extended

19ft living room

19ft kitchen/diner

13ft main bedroom with fitted wardrobes

Downstairs shower room

18ft garden studio

Off street parking

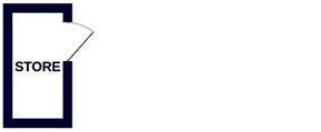
Private rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





OUTBUILDING
321 sq.ft. (29.8 sq.m.) approx.



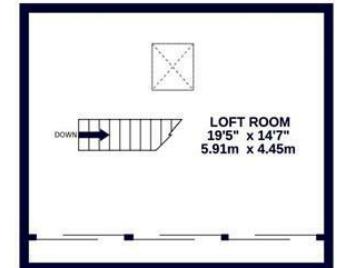
GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1709 sq.ft. (158.7 sq.m.) approx.

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
Very energy efficient - lower running costs	
2014/15 A	
2014/15 B	
2014/15 C	
2014/15 D	68
2014/15 E	
2014/15 F	
2014/15 G	
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.