



FOR SALE • MID-TERRACED HOUSE

# Queens Road

Southall, UB2 5AZ

**£469,950**



**3**

BEDROOMS

**1**

BATHROOM

**1**

RECEPTION

**831**

SQ. FT

A beautifully presented three-bedroom mid-terrace family home situated in the heart of Old Southall (UB2) and offered in very good condition throughout, making it ready to move straight into for residential buyers or an excellent investment opportunity.

The ground floor features a spacious open-plan through lounge, fitted kitchen and bathroom, while upstairs offers three generous double bedrooms. Externally, the property benefits from both front and rear gardens, along with convenient on-street parking.

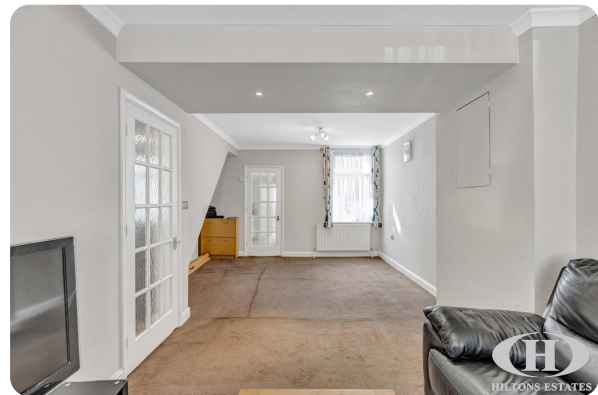
Queens Road is well positioned for the established amenities of Old Southall, with local shops, supermarkets, restaurants, schools and Southall Broadway all within easy reach. Excellent transport links include Southall Elizabeth Line station, providing fast connections into Central London and Heathrow, with easy access to the A312, A4 and M4.

## KEY FEATURES

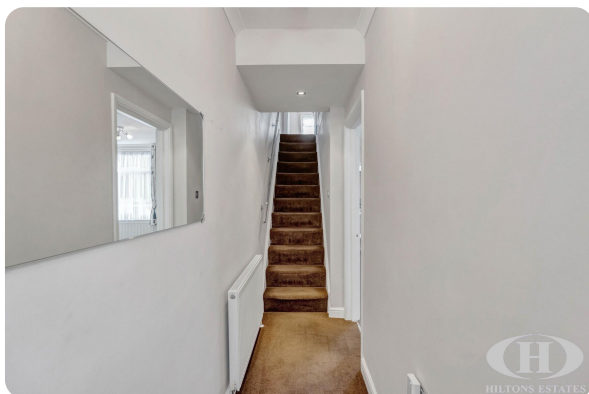
- 3-bedroom mid-terrace family home in Old Southall (UB2)
- 3 generous double bedrooms with spacious open-plan through lounge
- Very good condition throughout and ready to move into
- Front & rear gardens with convenient on-street parking
- Close to Old Southall amenities & Southall Broadway
- Elizabeth Line station nearby, with easy A312, A4 & M4 access



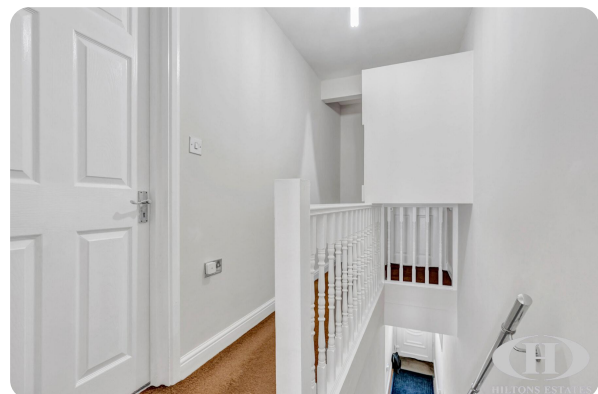
THROUGH LOUNGE



DINING AREA



ENTRANCE HALLWAY



LANDING

# Bedrooms, Bathroom & Garden

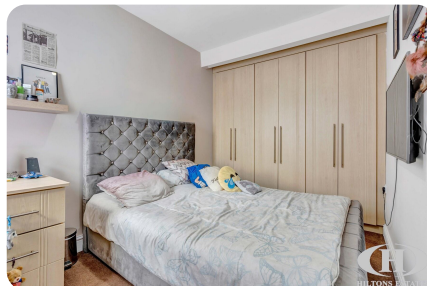
QUEENS ROAD, SOUTHALL UB2 5AZ



REAR GARDEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



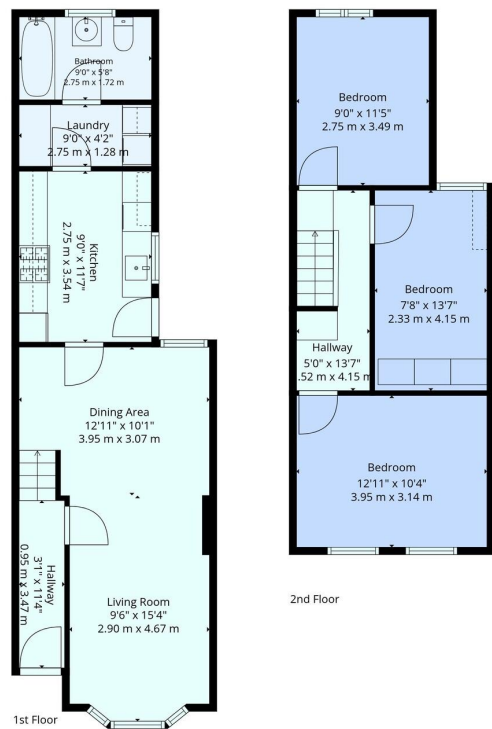
BATHROOM



REAR PATIO & OUTBUILDING



FRONT ELEVATION



\* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments.

Total: 831 sq. Ft, 77 m2  
1st Floor: 410 sq. Ft, 38 M2, 2nd Floor: 421 sq. Ft, 39 m2  
Excluded Areas: Kitchen: 105 sq. Ft, 10 M2, Walls: 76 sq. Ft, 7 m2

PROPERTY INFORMATION

|                       |                    |
|-----------------------|--------------------|
| Property Type         | Mid Terraced House |
| Property Age          | 1920s – 1930s      |
| Condition             | Very Good          |
| Location Type         | Urban              |
| Bedrooms / Bathrooms  | 3 / 1              |
| Receptions / Kitchens | 1 / 1              |
| Floor Area            | 831 sq ft (77 m²)  |
| Price                 | £469,950           |

ARRANGE A VIEWING

Harvin

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**Agents Note:** These particulars, floor plans and photographs are provided for general guidance and illustrative purposes only. While every effort has been made to ensure accuracy, measurements and layouts are approximate and not to scale, and none of the statements contained herein should be relied upon for valuation, legal or mortgage purposes. Services, appliances and fittings have not been tested. These particulars do not form part of any offer or contract. All interested parties are advised to carry out their own inspections and assessments and to satisfy themselves as to the accuracy of the information provided.