



Marlborough Road, Southall, UB2 5LW
Guide Price £539,950

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CHAIN FREE extended terraced property.

The property includes three bedrooms, two reception rooms alongside an extended kitchen/diner. The family bathroom and convenient ground floor shower room with WC add to the properties practicality.

Externally, the home features a rear garden as well as a large garage with rear access and a front garden with off-street parking.

The property further scope for development, subject to planning permission.

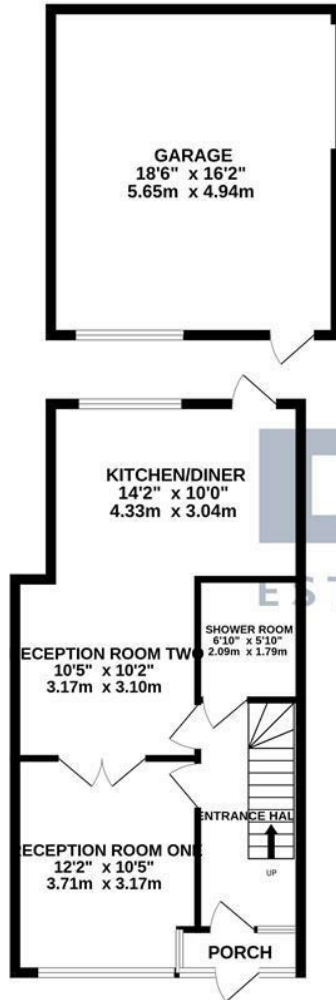
Ideally established in the heart of the town, this property is situated moments away from Southall King Street providing local amenities such as fast food restaurants, shops and 24 hour access gyms. There are also excellent nearby transport links located nearby such as; Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools. In addition, the M4 and A40 are located within a short drive from the property.

Key Features

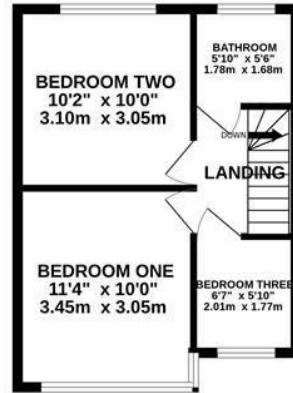
- Chain Free
- Extended Terrace Property
 - Three Bedrooms
 - Two Reception Rooms
 - Extended Kitchen/ Diner
 - Family Bathroom
- Ground Shower Room/ WC
 - Rear Garden
- Large Garage with Rear Vehicle Access
- Front Garden with Off Street Parking



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



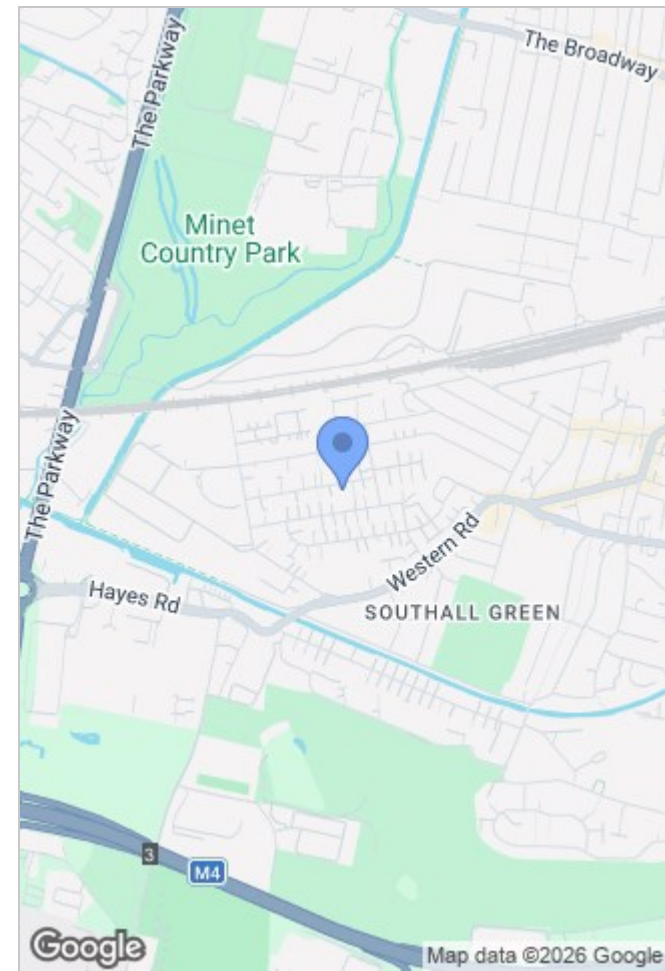
1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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 | 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 | | 68 | 77 |
| | 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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