

REDUCED



FOR SALE · END-TERRACE HOUSE

Ranelagh Road

Southall, UB1 1DJ

OFFERS IN REGION OF

£570,000

REDUCED



HILTONS ESTATES

3

BEDROOMS

2

BATH/SHOWER

1,522

SQ FT

End-Terrace

PROPERTY TYPE

The Property

RANELAGH ROAD, SOUTHALL · UB1 1DJ

An impressive three-bedroom end-terrace freehold home offering spacious accommodation, excellent parking and genuine potential to extend (STPP).

The property comprises a bright entrance hall, spacious reception room, fitted kitchen and convenient ground-floor shower room, with the first floor providing three generous bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden, side access, off-street parking for two vehicles and a rear garage. There is also excellent potential for future extension, subject to planning permission.

Ideally positioned just a short walk from Southall Broadway, with a wide range of shops, restaurants and everyday amenities nearby. Southall Elizabeth Line station offers fast connections to Central London and Heathrow, while the M4 and M25 are also easily accessible.

A fantastic opportunity for families, commuters or investors seeking a well-positioned freehold home with parking, garage, garden and exciting potential for future enhancement.

KEY FEATURES

- Three Bedroom End-Terrace Freehold House
- Off-Street Parking For Two Cars
- Rear Garage With Side Access
- Modern Fully-Fitted Kitchen
- Two Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
- Private Rear Garden
- Potential To Extend (STPP)



LIVING ROOM



LOUNGE / DINER



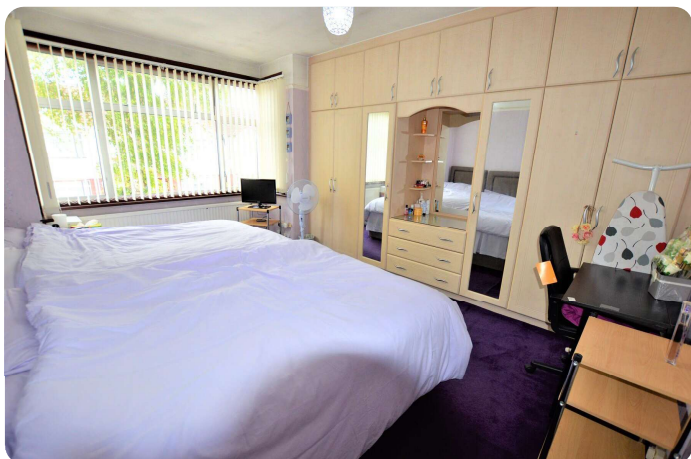
KITCHEN



ENTRANCE HALL

Bedrooms

RANELAGH ROAD, SOUTHALL · UB1 1DJ



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE

Bathrooms & Garage

RANELAGH ROAD, SOUTHALL · UB1 1DJ



GROUND FLOOR SHOWER ROOM



FAMILY BATHROOM



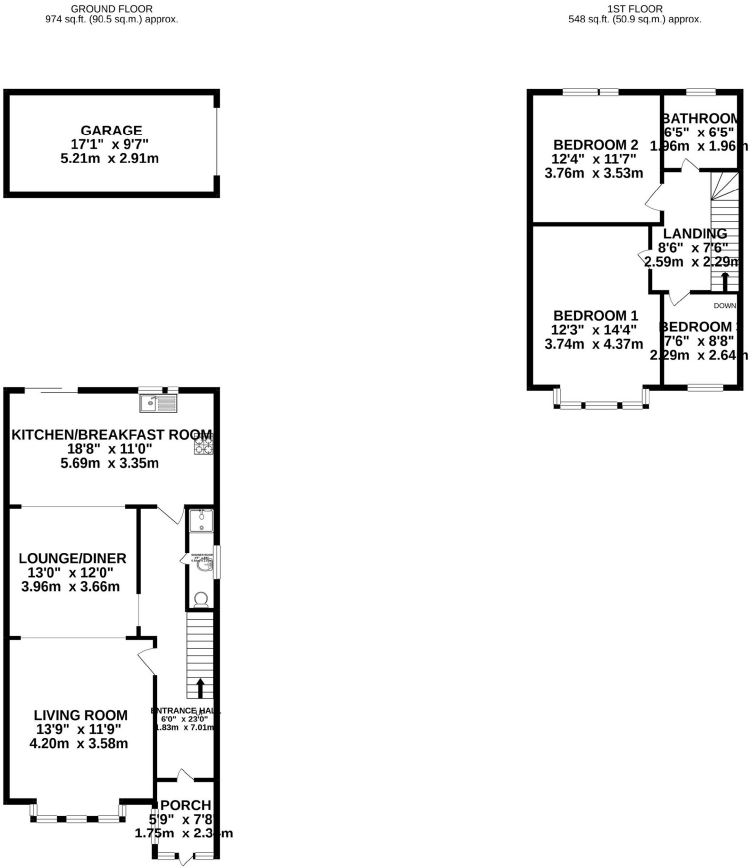
HALLWAY & STAIRS



GARAGE

Floor Plan & Dimensions

RANELAGH ROAD · APPROX. 1,522 SQ FT



TOTAL FLOOR AREA - 1522 sq ft (141.4 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.
Made with Metropix ©2021.

Ground & first floor · not to scale

GROUND FLOOR

Living Room	13'9" x 11'9"
Lounge/Diner	13'0" x 12'0"
Kitchen/Breakfast Room	18'8" x 11'0"
Entrance Hall	6'0" x 23'0"
Porch	5'9" x 7'8"
Garage	17'1" x 9'7"

FIRST FLOOR

Bedroom One	12'3" x 14'4"
Bedroom Two	12'4" x 11'7"
Bedroom Three	7'6" x 8'8"
Bathroom	6'5" x 6'5"
Landing	8'6" x 7'6"
Ground Floor	974 sq ft / 90.5 m²
First Floor	548 sq ft / 50.9 m²
Total	1,522 sq ft / 141.4 m²

Further Information

RANELAGH ROAD, SOUTHALL · UB1 1DJ



REAR GARDEN



REAR GARDEN — ALTERNATE VIEW

Accommodation Entrance hall · two reception rooms · fitted kitchen · ground floor shower room · three bedrooms · family bathroom

Floor Area approx. 1,522 sq ft / 141.4 m² — ground floor 974 sq ft, first floor 548 sq ft · **Type** End-terrace house, freehold

EPC Rating Current 69 (C) · Potential 86 (B)

Outside Off-street parking for two cars, private rear garden and rear garage with side access. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates

243 The Broadway,
Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.