



# Parkfields

Estates



## Hambrough Road , Southall, UB1 1HX

Nestled on the charming Hambrough Road in Southall, this spacious mid-terrace house offers a wonderful opportunity for families and investors alike. With a generous 1,004 square feet of living space, the property boasts four well-proportioned bedrooms, making it ideal for those seeking ample room to grow or entertain.

The house features two inviting reception rooms, perfect for relaxing with family or hosting friends. While some updating is required, this presents a fantastic chance to personalise the home to your taste and style. The property retains its character from the early 1900s, providing a unique charm that is often sought after in the area.

Conveniently located within walking distance to the Elizabeth Line, commuting to central London and beyond is made easy, enhancing the appeal for those who work in the city. Additionally, the absence of a chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

Asking Price £499,950

# 133 Hambrough Road

, Southall, UB1 1HX



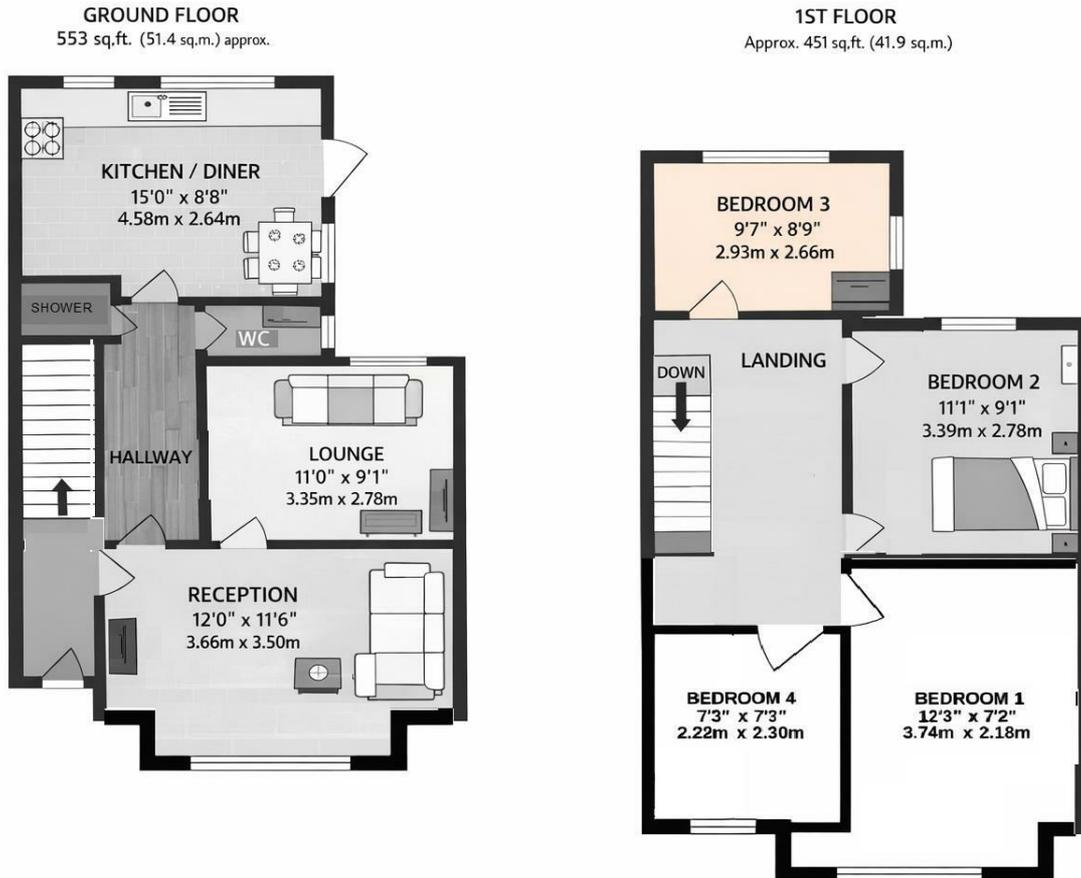
- SPACIOUS TERRACE
- KITCHEN
- EASY ACCESS TO THE BROADWAY
- NO CHAIN
- FOUR BEDROOMS
- SOME UPDATING REQUIRED
- SCHOOLS NEARBY
- TWO RECEPTIONS
- WALKING DISTANCE TO ELIZABETH LINE
- GREAT PROJECT



Directions



# Floor Plan



TOTAL FLOOR AREA: **1004** sq.ft. (93.3 sq.m.) approx.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	