





A fantastic opportunity to acquire this spacious two-bedroom mid-terrace home in a popular Southall location. The property benefits from a large single-storey rear extension and an exceptionally large rear studio annexe with a brand-new bathroom, offering excellent additional living, working or guest accommodation.

The ground floor features an extended through lounge, kitchen and bathroom, with two bedrooms and a family bathroom upstairs. To the rear is a good-sized garden, with side access and only one property to pass, leading to a private residents' alleyway providing convenient rear access.

There is also excellent potential to create a third bedroom and extend further, subject to planning permission. Conveniently located close to local amenities, schools, Southall Elizabeth Line station, the A312, A4 and M4.

Spacious 2 bedroom mid-terrace

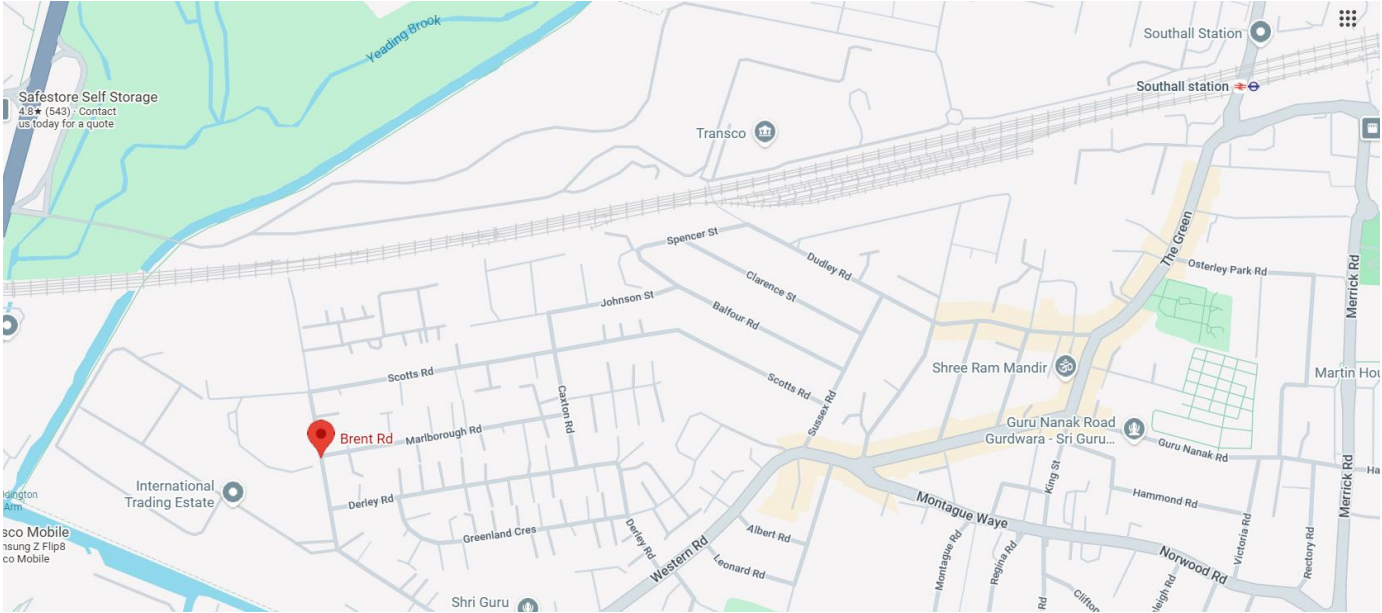
Large single-storey rear extension

Very large rear studio annexe

Brand-new annexe bathroom

3 bathrooms in total







1st Floor



2nd Floor



Total: 985 sq. Ft, 92 m2

1st Floor: 689 sq. Ft, 64 M2, 2nd Floor: 296 sq. Ft, 28 m2

Excluded Areas: Porch: 24 sq. Ft, 2 M2, Walls: 66 sq. Ft, 6 m2

* 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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.