



## Queens Road, Southall, UB2 5AY

- Mid-Terrace House
- Ground Floor Bathroom
- Through Lounge
- Good Condition
- Viewings Advised
- Three Bedrooms
- Modern Kitchen
- Private Front & Rear Garden
- Street Parking
- EPC Rating: C/Council Tax: C

**Asking Price £490,000**



# Queens Road, Southall, UB2 5AY

## DESCRIPTION

Situated on the popular Queens Road in Southall, this well-presented terraced house offers a fantastic opportunity for families and investors. The property is conveniently located close to local shops, schools, and excellent transport links, including Southall Station (Elizabeth Line), providing easy access into Central London and surrounding areas.

The property comprises a spacious through lounge/reception room at the front, providing a bright and versatile living and dining space. To the rear, you'll find a modern kitchen/dining room with direct access to the garden, creating an ideal setting for everyday living and entertaining. A ground floor bathroom adds convenience and practicality.

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom and two further rooms suitable for children, guests, or a home office.

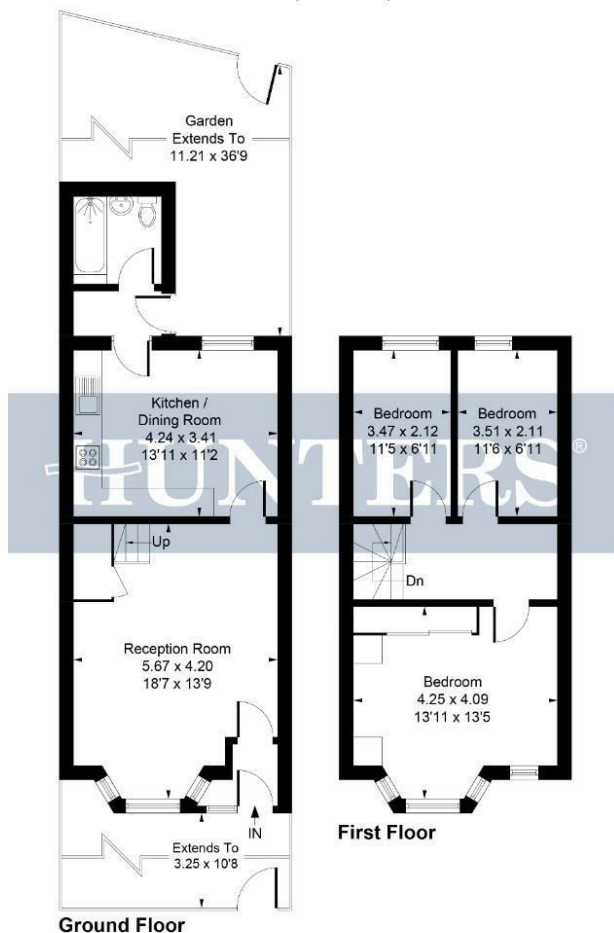
Externally, the property benefits from a private front garden and a good-sized rear garden with rear access, perfect for outdoor enjoyment. The home is presented in good condition throughout and also offers street parking.

EPC Rating: C/Council Tax: C





Approximate Gross Internal Area  
85.35 sq m / 919 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Produced for Hunters

### Viewings

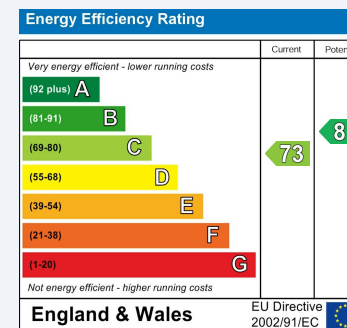
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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