Marlborough Road, Southall, UB2 5LP
Guide Price £549,950

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Offered to the market chain free, this modernised and extended terraced home offers further scope for extension, subject to the necessary planning permissions (STPP).

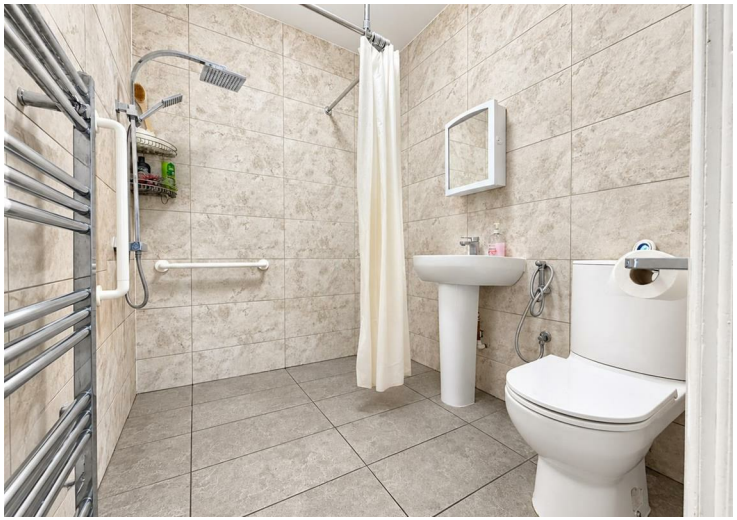
At the heart of the property is a fashionable extended kitchen/diner and reception area, creating an impressive open-plan space. A separate additional reception room provides further flexibility as a formal lounge or bedroom four. The ground floor also benefits from a convenient shower room, complementing the family bathroom serving the three bedrooms on the first floor.

Outside, the property features a rear garden, together with a garage with rear access. To the front is a further garden area incorporating off-street parking.

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.

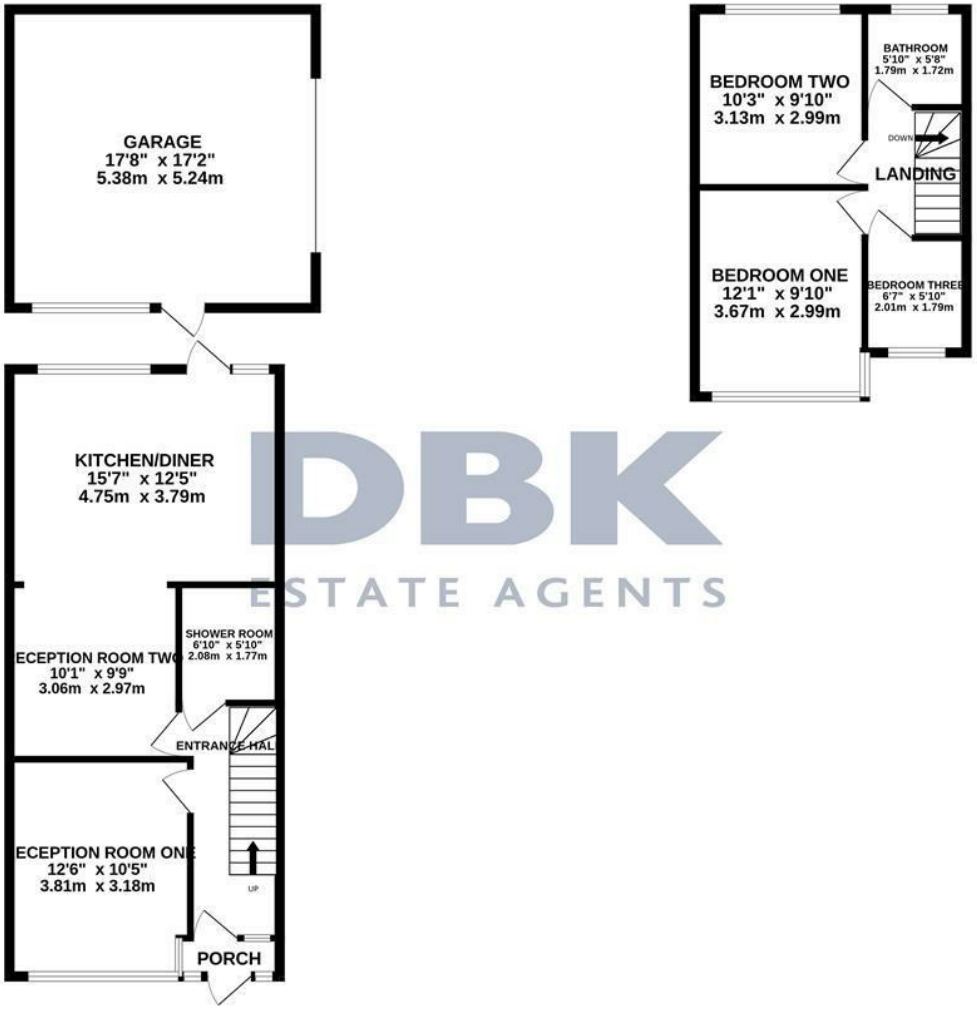
Key Features

- Chain Free
- Modernised Extended Terrace Home
- Three Bedrooms
- Fashionable Extended Kitchen/ Diner + Reception Room
- Additional Reception Room
- Family Bathroom + Ground Floor Shower Room
- Rear Garden
- Garage with Rear Access
- Front Garden with Off Street Parking
- Scope for Further Extension (stpp)



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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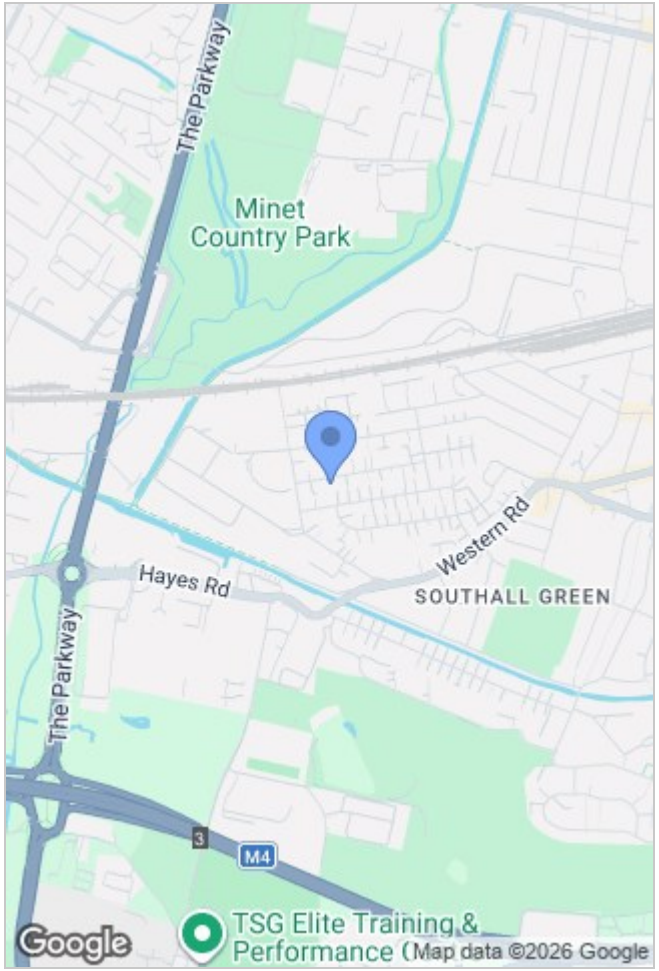

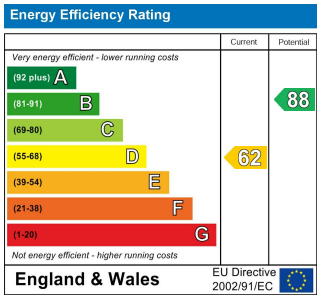

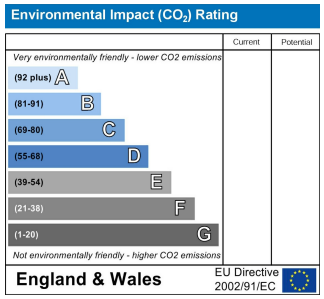

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