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Maple Grove, Southall, UB1 2PA
£525,000

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- Driveway For Minimum Of 4 Cars
- Additional 3 Metre Conservatory Extension
- Great Condition Throughout
- Potential For Loft Extension (STPP)
- Chain Free
- 3 Metre Kitchen/Diner Extension
- Large Outbuilding With Shower Room
- Ready To Move In/Let
- Three Bedroom Home
- Freehold

Description

This delightful family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception and dining room, the fitted kitchen is well-equipped and a conservatory which completes this floor.

The first floor is home to three generously sized bedrooms and A well-appointed family bathroom.

Outside, the front drive offers parking for your vehicles, a valuable feature in this bustling area. The private rear garden providing a tranquil retreat for outdoor activities. Additionally, the outbuilding in the garden includes a bathroom, adding versatility to the space.

Situation

Situated in a popular residential pocket of Southall, Maple Grove, offers an excellent blend of convenience, connectivity and community appeal. The property is well positioned for a range of well-regarded local schools, including Beaconsfield Primary and Nursery School, Hambrough Primary School and Villiers High School. Southall Broadway and the town centre are close at hand, offering a wide selection of shops, supermarkets, cafés and renowned restaurants. Southall Station, served by the Elizabeth Line, provides fast and direct links into Central London, Heathrow Airport and Canary Wharf. Frequent bus routes and easy access to the A40, M4 and M25 further enhance connectivity, and nearby green spaces such as Southall Park and Manor House Grounds add to the area's strong sense of community and lifestyle appeal.



Maple Grove, UB1

Approximate Area = 1079 sq ft / 100.2 sq m
Outbuilding = 205 sq ft / 19.0 sq m
Total = 1284 sq ft / 119.2 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
4.95 max x 3.79 max
16'3 x 12'5

Garden
7.67 x 5.41
25'2 x 17'9

Conservatory
4.76 x 2.72
15'7 x 8'11

Kitchen /
Dining Room
4.80 max x 3.26 max
15'9 x 10'8

Reception /
Dining Room
6.84 max x
5.14 max
22'5 x 16'10

Up

Down

Driveway

First Floor

Bedroom
3.21 max x
3.05 max
10'6 x 10'0

Bedroom
3.65 max x
3.20 max
12'0 x 10'6

Bedroom
1.94 x 1.82
6'4 x 6'0

Dn

Up

Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Jubilee Gardens area in London. The map shows King George's Field, a large green space. To the south of the field is Lady Margaret Primary School. Further south is Nanaksar Gurdwara. To the east of the field is a green pin marker. The map also shows several roads: Hillside Rd, Lawson Rd, Rosecroft Rd, Bycroft Rd, Rutland Rd, Ascot Gardens, Cornwall Ave, and Somerset Rd. The Jubilee Gardens Medical Centre is marked with a red pin icon. The Google logo is in the bottom left corner, and the text 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		Current Potential	86 70
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		Current Potential	
England & Wales EU Directive 2002/91/EC			

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