







Wentworth Road, Southall, UB2 5TY

- Terraced House
- Three / Four Bedrooms
- Large Outbuilding with Shower Suite
- Popular Residential Street
- Open Plan Kitchen / Diner
- Off Street Parking
- Extended to Ground & First Floor
- No Chain
- Two Bathrooms
- EPC Rating TBC / Council Tax Band D

Asking Price £585,000

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Situated on a popular residential street in Southall is this vastly extended, terraced house on Wentworth Road which is being offered for sale with NO ONWARD CHAIN! The property has ground floor and first floor extensions which maximise its accommodation and also had the added benefit of an outbuilding.

To the ground floor you have an entrance porch, separate reception room or fourth bedroom, separate dining room, shower room and open plan kitchen/diner. To the first floor you are met with a bathroom suite and three large bedrooms. Outside, the property has off street parking, paved rear garden and a 38 square meter outbuilding which has two rooms and a shower suite. Further benefits include gas central heating, double glazing throughout and rear access via service road (see title plan attached but verify the plan with your solicitor).

Wentworth Road is conveniently located in the popular residential area of Southall, close to a variety of local shops, supermarkets, restaurants and amenities along Southall Broadway. Southall Station is within easy reach, offering Elizabeth Line services into Central London, while excellent bus links and access to the A4, A312 and M4 provide convenient connections to surrounding areas and Heathrow Airport. The area also benefits from a selection of nearby schools, parks and recreational facilities, making it an ideal location for families and commuters alike.

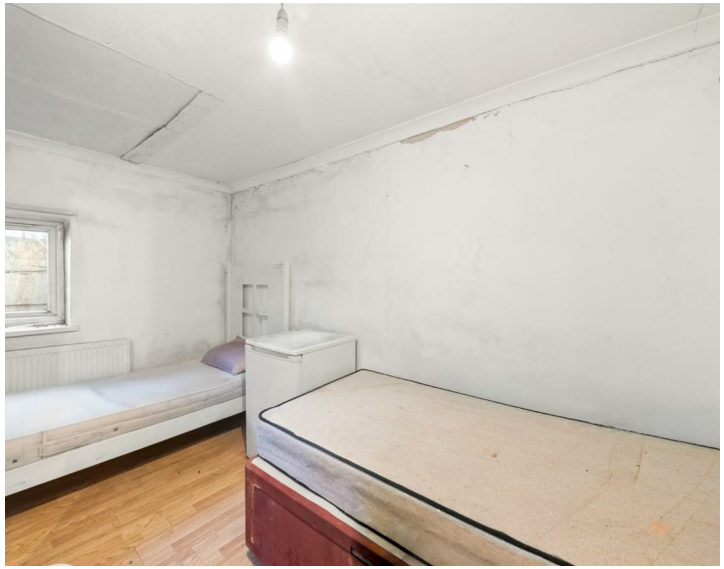








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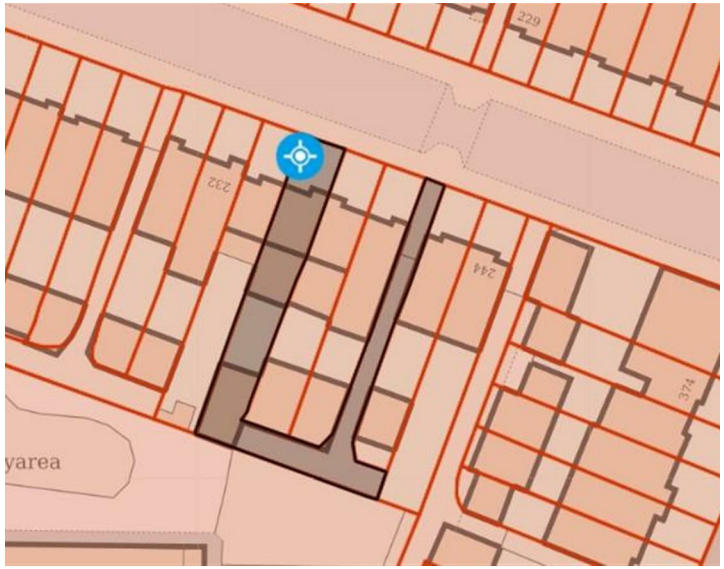




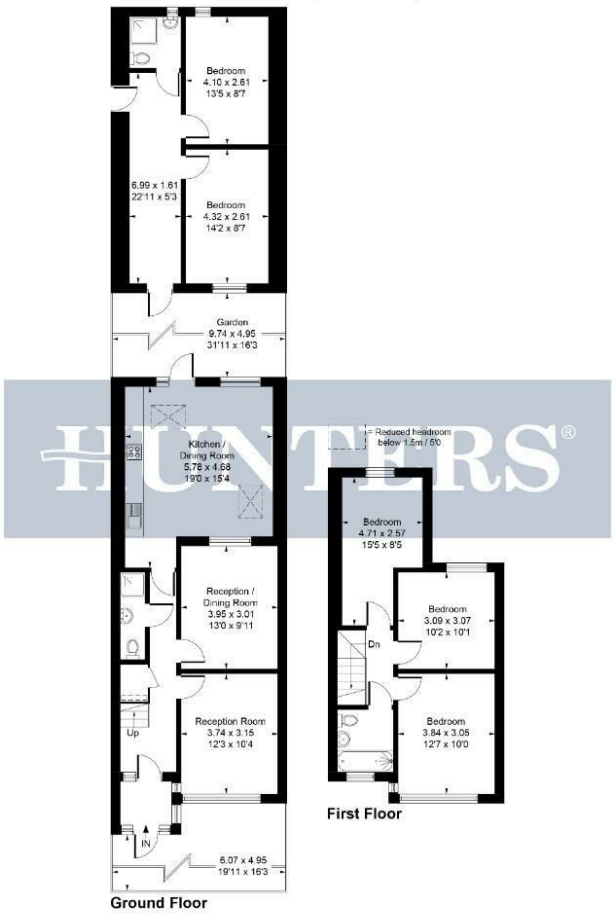








Approximate Gross Internal Area = 108.37 sq m / 1166 sq ft
Outbuilding = 38.64 sq m / 416 sq ft
Total = 147.01 sq m / 1582 sq ft



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

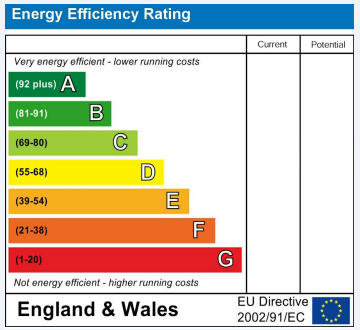
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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