



Parkfields

Estates



Derwent Road , Southall, UB1 2UJ

Nestled on the desirable Derwent Road in Southall, this charming end terrace house, built between 1930 and 1939, presents an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for comfortable living.

The house is larger than average, providing a generous layout that can be tailored to your personal taste. There is significant potential for modernisation and extension, subject to planning permission, allowing you to create your dream home in a sought-after location.

The property features a good-sized front and rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. With no onward chain, this home is ready for you to move in and start making memories.

Offers Over £500,000

4 Derwent Road , Southall, UB1 2UJ



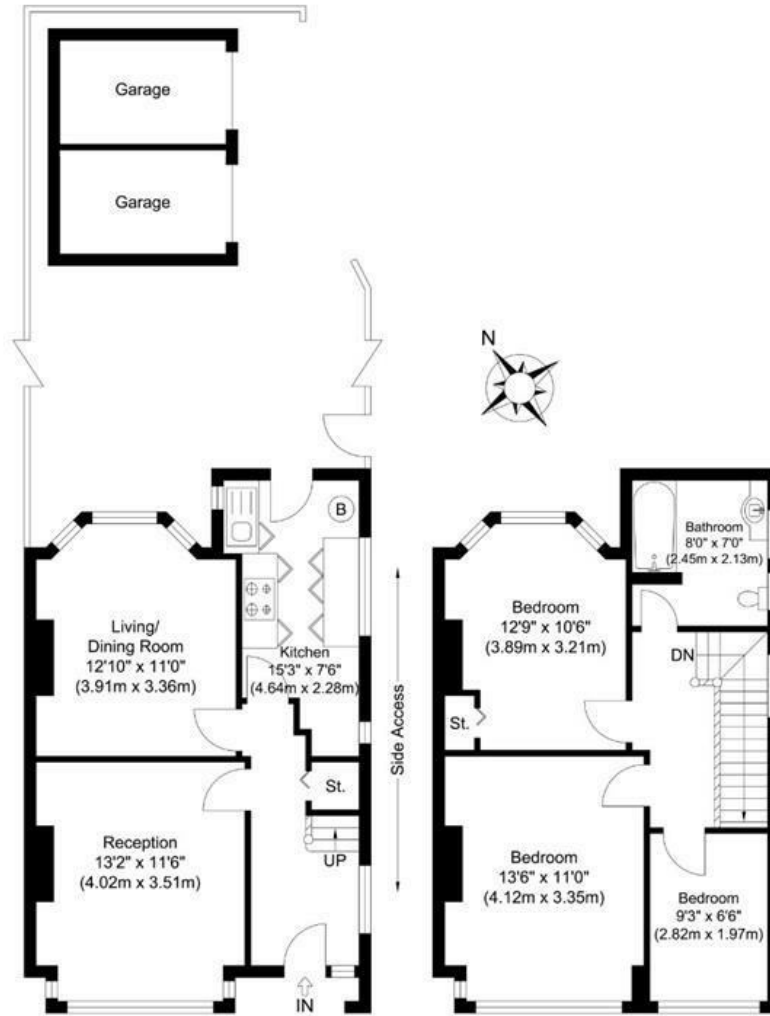
- LARGER THAN AVERAGE END TERRACE FAMILY HOME
- OUTSTANDING POTENTIAL TO EXTEND (STPP)
- SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- THREE WELL PROPORTIONED BEDROOMS
- GENEROUS LIVING SPACE THROUGHOUT
- NO ONWARD CHAIN, READY FOR A SMOOTH PURCHASE
- EXCELLENT SCOPE TO MODERNISE AND ADD VALUE
- IDEAL FIRST TIME BUY, FAMILY HOME OR INVESTMENT
- FANTASTIC OPPORTUNITY TO CREATE A DREAM HOME



Directions



Floor Plan



Ground Floor
Approximate Floor Area
461.77 sq. ft.
(42.90 sq. m)

First Floor
Approximate Floor Area
476.51 sq. ft.
(44.27 sq. m)

Total Gross Internal Area (Including Garage)
1046.14 sq. ft.
(97.19 sq. m)

Total Gross Internal Area (Excluding Garage)
938.29 sq. ft.
(87.17 sq. m)

Derwent Road, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	