



**£575,000**

**Windmill Lane, Southall, UB2**



- 3 Bedrooms
- Over 1,100 Sq ft
- Opportunity To Extend STPP
- Double Garage
- 2 Bathrooms
- Chain Free

A well-presented, chain free, 3 bedroom, mid-terrace, family home with excellent views and a substantial double garage, offering over 1,100 sq ft of internal living space. The property provides bright and versatile accommodation throughout, the ground floor comprises a bay fronted reception room, a separate lounge, a spacious kitchen/dining room overlooking the garden, and the added convenience of a ground floor shower room. Upstairs offers 3 bedrooms (2 generous doubles and a single) and a spacious family bathroom. Further benefits include a private rear garden leading to a large double garage (approx. 356 sq ft) accessed via the rear, and excellent opportunity to extend into the loft (STPP). Windmill Lane is conveniently located close to a range of local amenities, reputable schools, parks and excellent transport links, including Hanwell & Southall Stations (Elizabeth Line), as well as easy access to the A40, A312 and surrounding road networks.

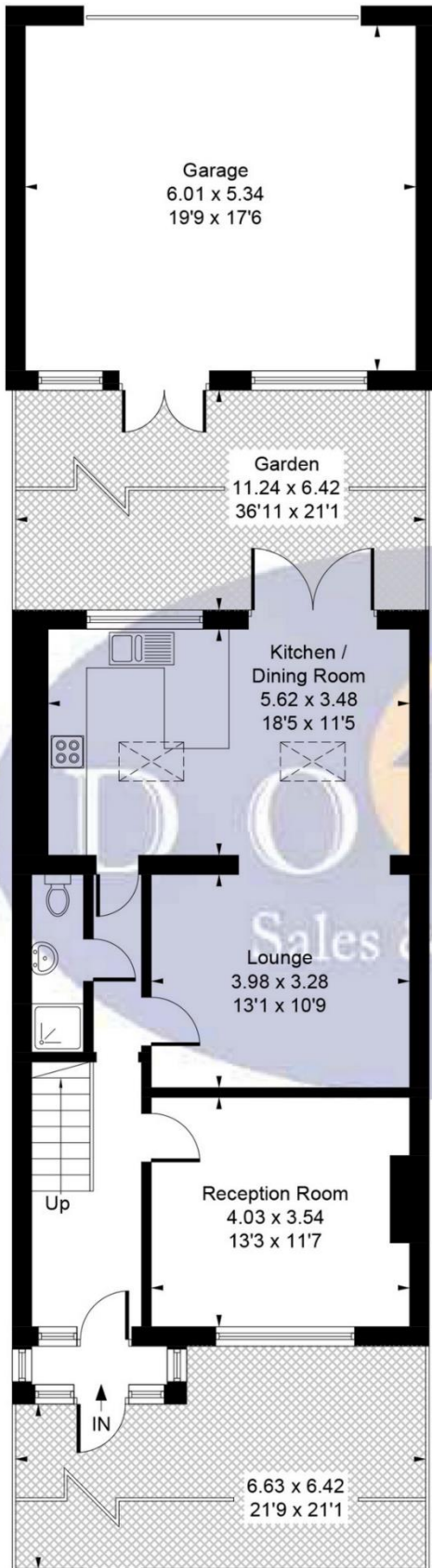
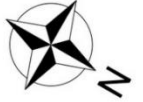


# Windmill Lane, Southall, UB2 4NF

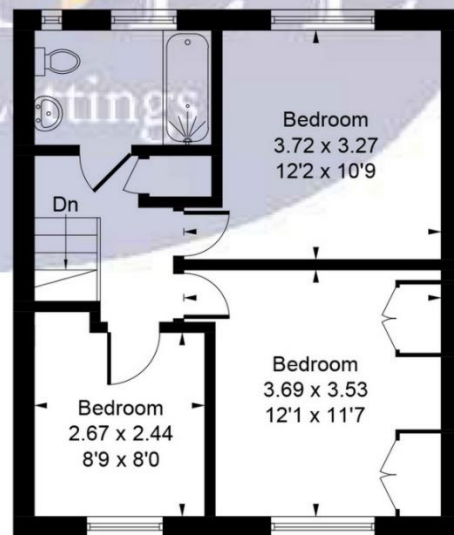
Approximate Gross Internal Area = 105.64 sq m / 1137 sq ft

Garage = 33.07 sq m / 356 sq ft

Total = 138.71 sq m / 1493 sq ft



**Ground Floor**  
64.69 sq m / 696 sq ft



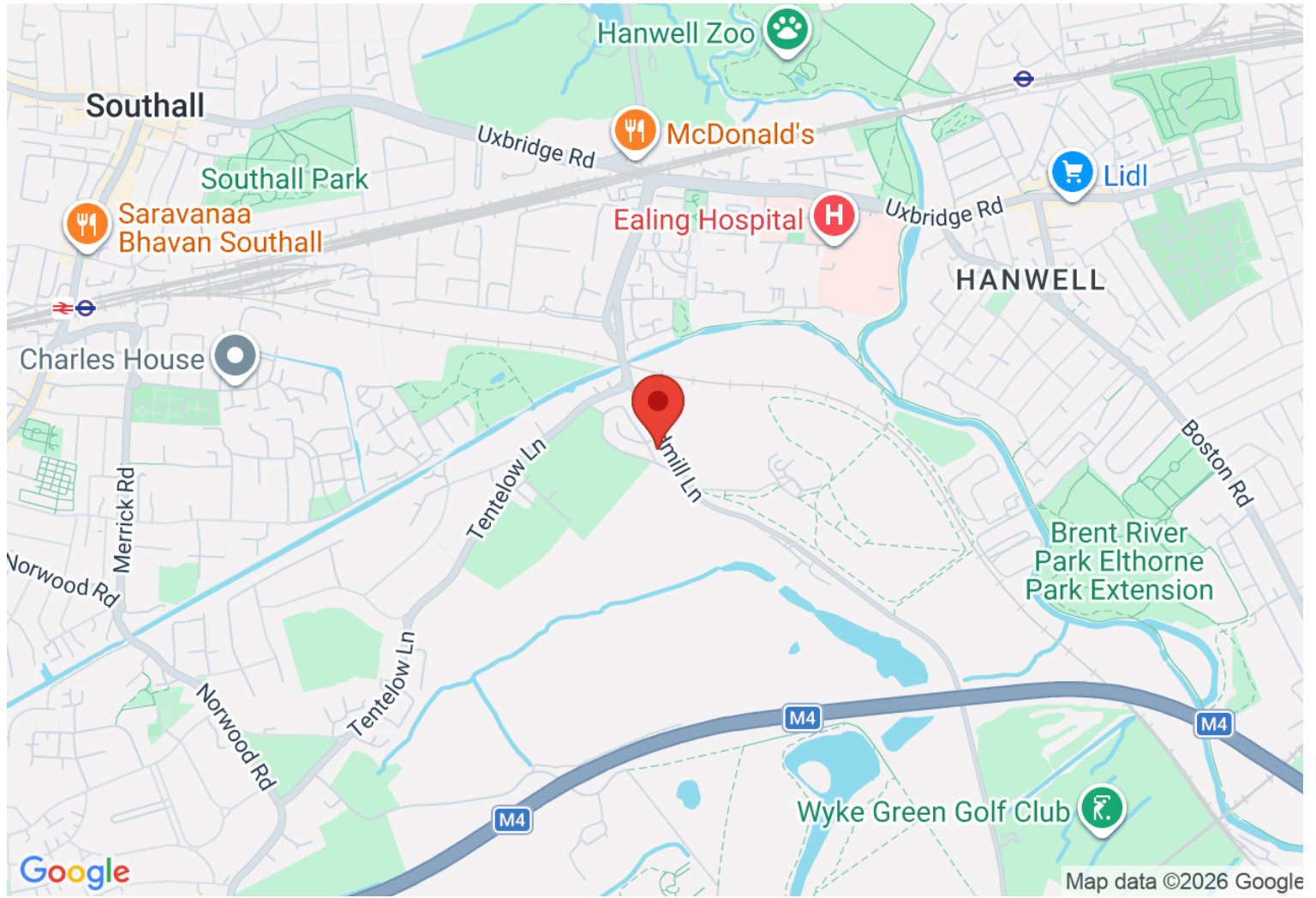
**First Floor**  
40.95 sq m / 441 sq ft

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.

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## MAP



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://www.doylesalesandlettings.co.uk)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

