



7 Rosecroft Road, Southall, London, UB1 2XH

Three-bedroom mid-terrace on a well-regarded residential road in Southall — the kind of property that works equally well as a family home or a straightforward buy-to-let.

The layout is sensible and practical: two good-sized doubles, a single bedroom, a reception room with enough space to actually use, and a downstairs WC that earns its keep in a busy household. The house is in good order throughout, so there's no immediate work to factor in.

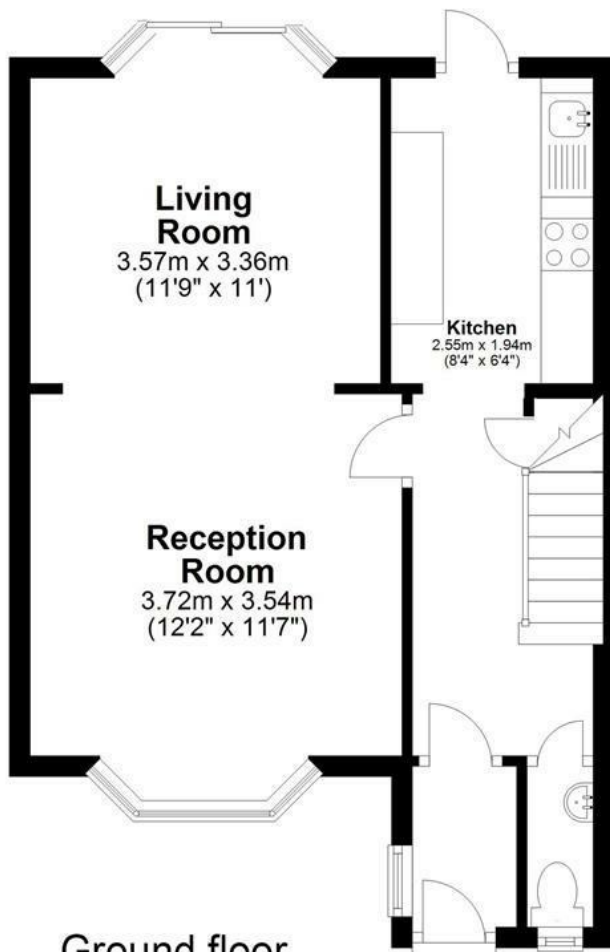
Out back, there's a proper rear garden — not a token outdoor space, but somewhere you'd genuinely use. Off-street parking rounds things off neatly, which in this part of Southall is worth more than it sounds.

Southall continues to attract strong buyer and tenant demand, and Rosecroft Road sits in a well-connected part of the area. If you're looking for something that offers both a comfortable home and solid long-term value, this one's worth a look.

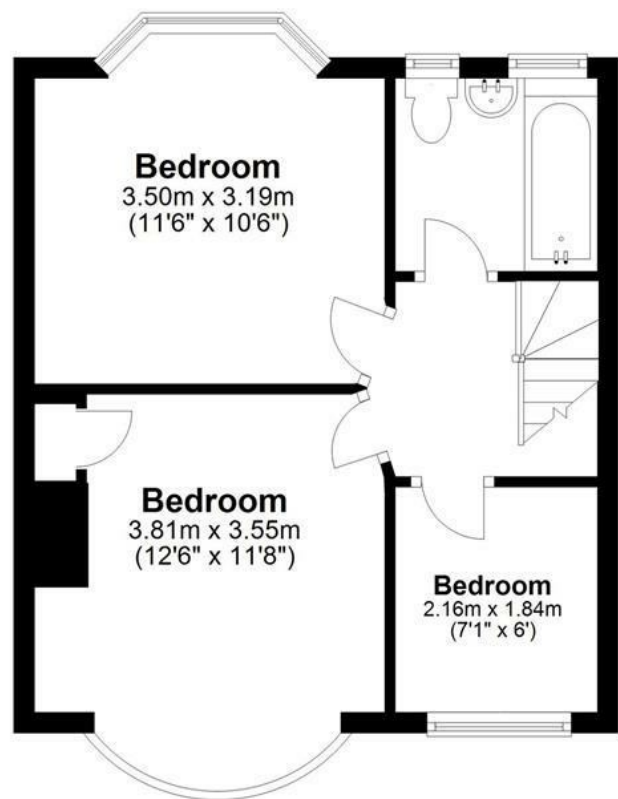
- Three bedrooms — two doubles and a single
- Good-sized reception room
- Downstairs WC
- Rear garden
- Off-street parking
- Good order throughout — no immediate work required
- Vacant possession
- No chain

Guide Price £450,000

Approximate gross internal floor area 71 Sq M 753 Sq Ft



Ground floor



First floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">81</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">60</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	