



HOMESEARCH

Offers over £438,000
Lockwood Road, UB2



b 2
Bedrooms

a 2
Bathrooms

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A modern and well-presented two-bedroom terraced home, built in 2019, offering stylish open-plan living and approximately four years remaining on the new-build warranty.

A modern and well-presented **two-bedroom terraced home**, built in **2019**, offering stylish open-plan living and approximately **four years remaining on the new-build warranty**.

The property is in **excellent condition throughout**. The ground floor features a **bright open-plan living and dining area**, seamlessly connected to a contemporary fitted kitchen with **integrated appliances**, creating an ideal space for modern living and entertaining. A **convenient downstairs WC** completes the ground floor.

Upstairs, there are **two good size double bedrooms** and a **modern family bathroom**, finished to a good standard with neutral décor. Externally, the property benefits from a **private rear garden**, perfect for outdoor relaxation or entertaining. There is also unallocating parking.

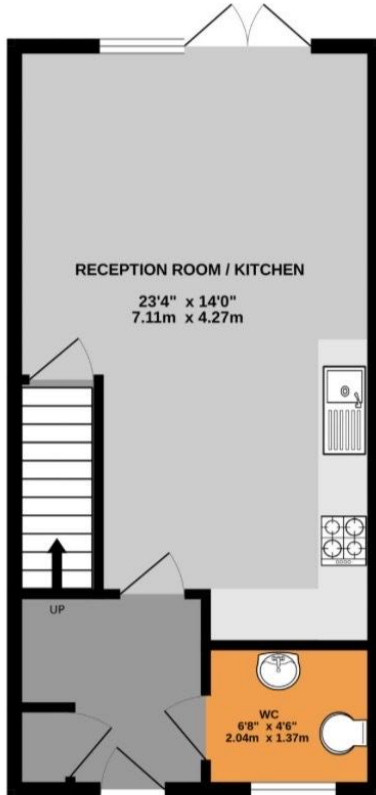
The property is **well located for Southall Station (Elizabeth Line)**, offering fast and convenient connections into **Central London, Heathrow Airport, and Canary Wharf**, making it an excellent choice for commuters. The property is located with several highly regarded schools just minutes away. Three Bridges Primary School, a short walk from the property, is Ofsted-rated Outstanding. Nearby Dairy Meadow Primary, Havelock Primary, Khalsa Primary and Wolf Fields Primary School all hold Good Ofsted ratings, offering a range of strong local options for ages 3-11. For secondary education, Villiers High School has been inspected as Outstanding, reflecting high standards in teaching, Just a short distance away, Featherstone High School also achieves Outstanding outcomes across key inspection measures, with Good sixth form provision. With this excellent mix of Ofsted-rated Outstanding and Good schools nearby, the location appeals strongly to families looking for quality education at every stage.



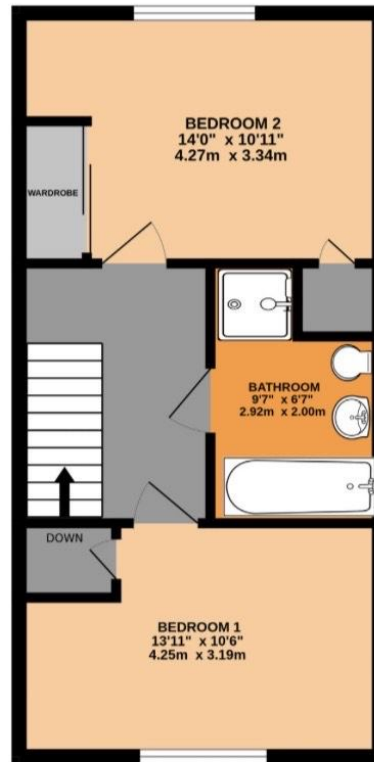
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GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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