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& MILLER



Maple Grove, Southall, UB1 2PA  
£525,000

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## Maple Grove, Southall, UB1 2PA

**£525,000**

- Driveway For Minimum Of 4 Cars
- Additional 3 Metre Conservatory Extension
- Great Condition Throughout
- Potential For Loft Extension (STPP)
- Chain Free
- 3 Metre Kitchen/Diner Extension
- Large Outbuilding With Shower Room
- Ready To Move In/Let
- Three Bedroom Home
- Freehold

## Description

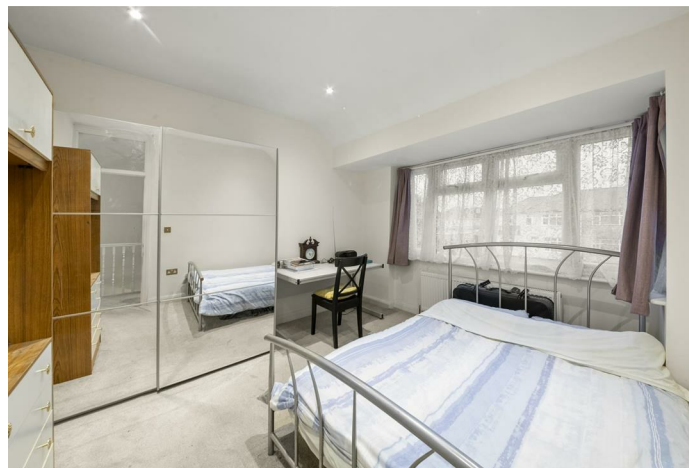
This delightful family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception and dining room, the fitted kitchen is well-equipped and a conservatory which completes this floor.

The first floor is home to three generously sized bedrooms and A well-appointed family bathroom.

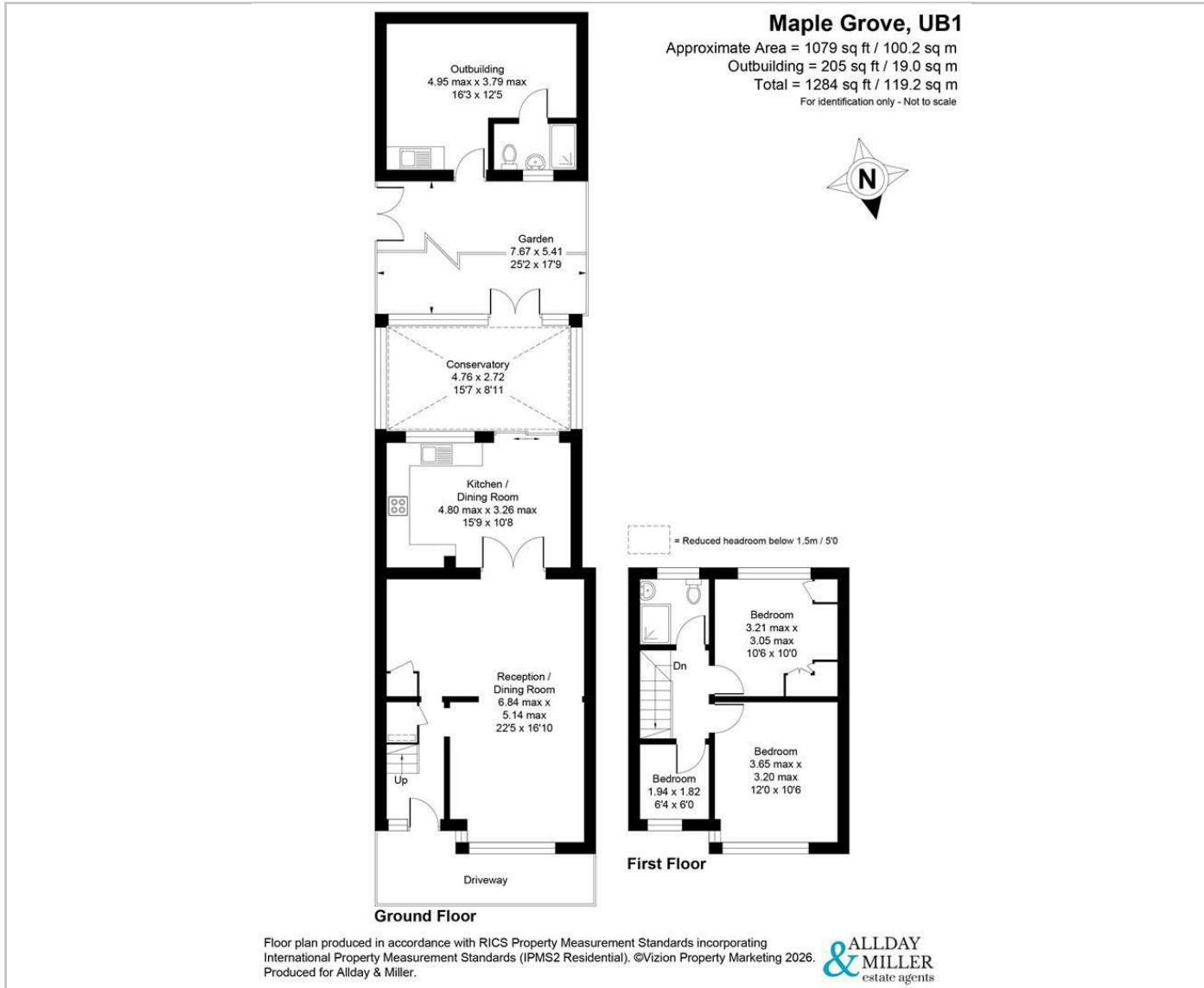
Outside, the front drive offers parking for your vehicles, a valuable feature in this bustling area. The private rear garden providing a tranquil retreat for outdoor activities. Additionally, the outbuilding in the garden includes a bathroom, adding versatility to the space.

## Situation

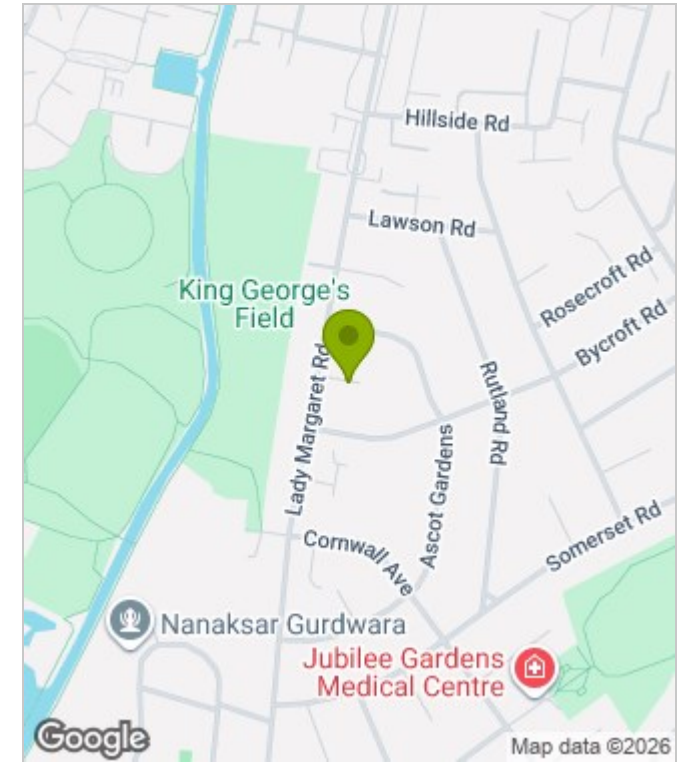
Situated in a popular residential pocket of Southall, Maple Grove, offers an excellent blend of convenience, connectivity and community appeal. The property is well positioned for a range of well-regarded local schools, including Beaconsfield Primary and Nursery School, Hambrough Primary School and Villiers High School. Southall Broadway and the town centre are close at hand, offering a wide selection of shops, supermarkets, cafés and renowned restaurants. Southall Station, served by the Elizabeth Line, provides fast and direct links into Central London, Heathrow Airport and Canary Wharf. Frequent bus routes and easy access to the A40, M4 and M25 further enhance connectivity, and nearby green spaces such as Southall Park and Manor House Grounds add to the area's strong sense of community and lifestyle appeal.



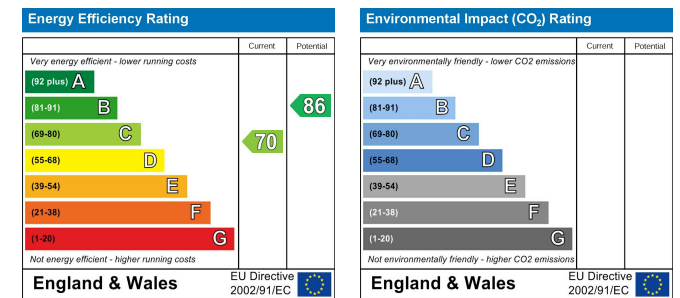
## Floor Plans



## Area Map



## Energy Performance Graph



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