

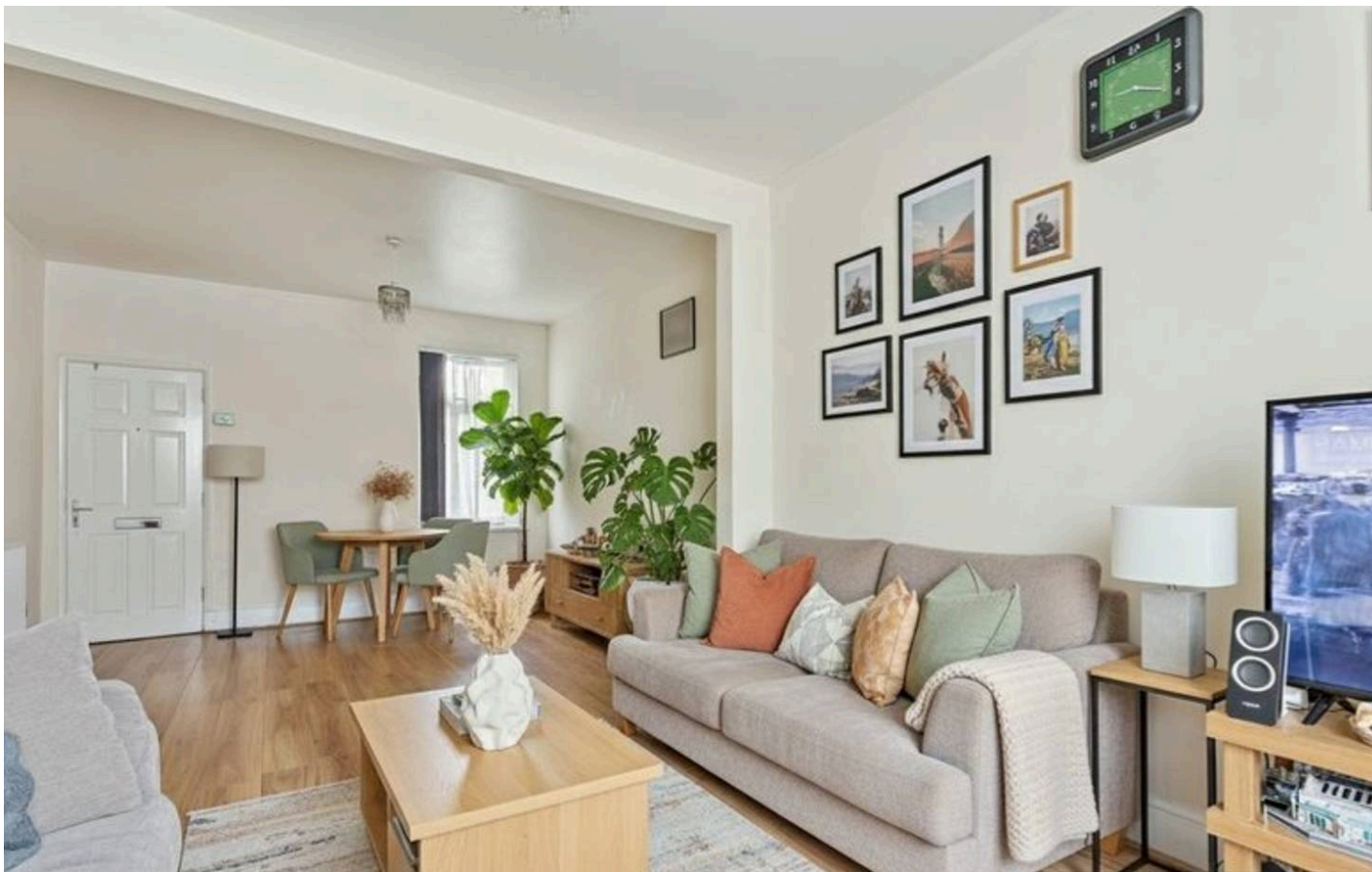


Abbotts Road, Southall, UB1 1HH

In Excess of £600,000 | Freehold



LAWRENCE RAND

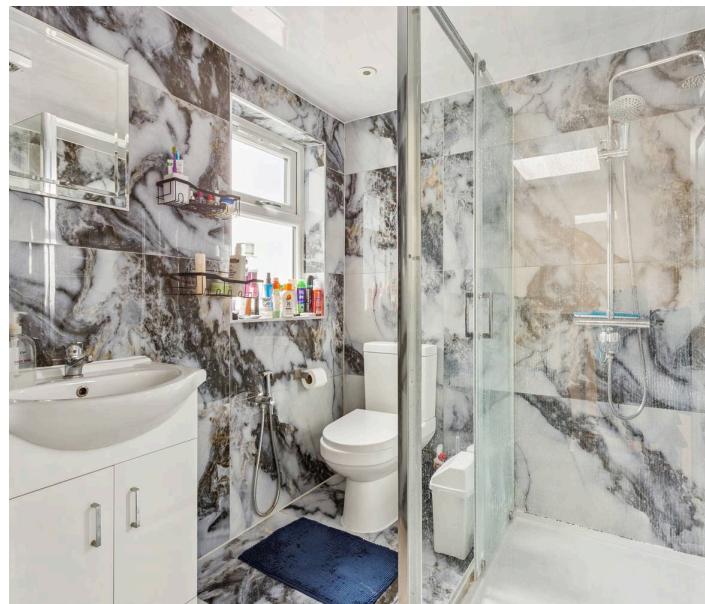


Key Features & Description:

- Five spacious bedrooms arranged over three floors
- Loft extension completed approximately 3–4 years ago
- Three modern bathrooms one on each floor
- Bright and airy through lounge with space for dining
- Contemporary fitted kitchen / breakfast room
- Private rear garden with outbuilding (ideal for storage or office)
- Good condition throughout
- Double glazing and gas central heating
- Excellent transport links including Southall Station (Elizabeth Line)

Lawrence Rand are delighted to present this spacious and well-maintained five bedroom terraced house located on Abbotts Road, Southall. Offering generous accommodation across three floors, this property is perfect for growing families or investors alike. The ground floor comprises a bright and airy through lounge, providing ample space for both living and dining areas. The modern kitchen / breakfast room is fitted with contemporary units and leads to a store room and access to the garden. Upstairs, the first floor features three well proportioned bedrooms and a family bathroom. The second floor, added approximately 3–4 years ago, boasts a loft extension providing two further bedrooms, including a principal bedroom with en-suite, and an additional modern bathroom. Externally, the property benefits from a private rear garden and a useful outbuilding ideal for storage or a home office.

Presented with care by Lawrence Rand—helping you find the place you'll love to call home.





Nearest Stations:

Southall Rail Station – 0.3 miles (the closest and most convenient rail link)

Hayes & Harlington Rail Station – 1.7 miles

Hanwell Rail Station – 1.9 miles

Verified Material information:

Council Tax Band: D

Local Authority: London Borough of Ealing

EPC Rating: C

Suppliers:

Electricity supply: Mains, Water supply:

Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone

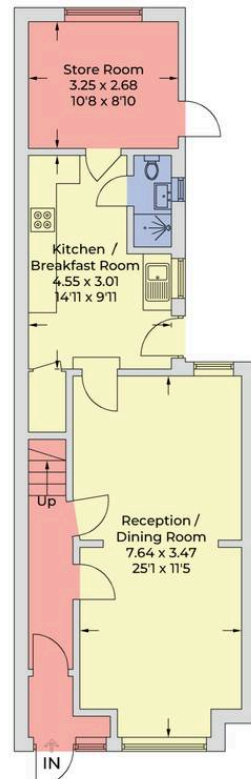
- Excellent, Three - Excellent, EE - Excellent



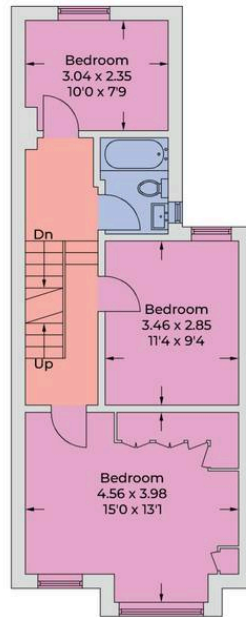


Abbotts Road

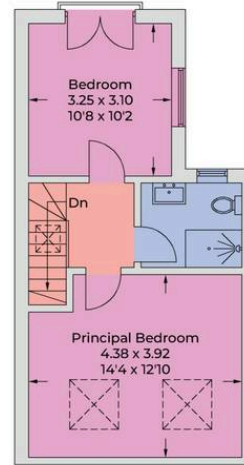
Approximate Gross Internal Area
Ground Floor = 58.3 sq m / 627 sq ft
First Floor = 47.8 sq m / 514 sq ft
Second Floor = 37.2 sq m / 400 sq ft
Outbuilding = 18.4 sq m / 198 sq ft
Total = 161.7 sq m / 1,739 sq ft



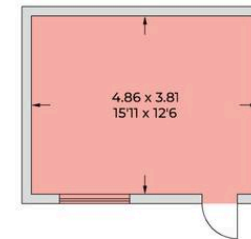
Ground Floor



First Floor



Second Floor



(Not Shown in Actual
Location / Orientation)

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