



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



Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Lawrence Rand

Lawrence Rand

51 Victoria Road, Ruislip – HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk
lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.