



Hambrough Road, Southall, UB1 1JA
Guide Price £535,000

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Offered to the market with No Onward Chain, this extended end-of-terrace home presents an excellent opportunity for families and commuters alike.

The property offers generous and versatile living accommodation, including three well-proportioned bedrooms and a family bathroom on the first floor. The ground floor comprises of a through lounge, additional reception room, a separate extended kitchen and a convenient shower room. A bright conservatory overlooking the rear garden completes the accommodation.

Externally, the property boasts a private rear garden with a brick-built outbuilding along with valuable side access. To the front is a garden and on street parking - permit required.

There is further scope for development (stpp).

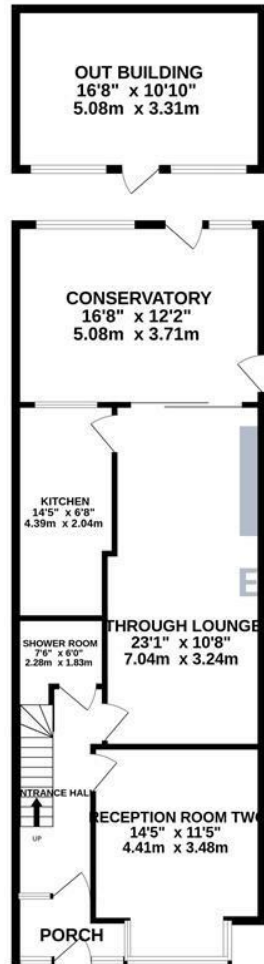
Sited less than 0.5 miles from Southall Station (Elizabeth Line) and within walking distance to the renowned Southall Broadway offering an ample array of amenities such as Retail Shops, Pharmacies, Restaurants and Transport links to neighbouring Towns. Reputable schools include Villiers High School, Yeading Infant and Nursery School and Tudor Primary School are a stones throw away from the property, all schools scoring OUTSTANDING by OFSTED. For motorists the A40, M4 and M25 can be found within a short drive.

Key Features

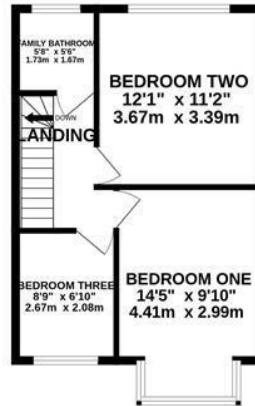
- No Onward Chain
- Charming Extended End of Terrace Property
 - Three Bedrooms
 - Through Lounge + Additional Reception Room
 - Separate Extended Kitchen
 - Family Bathroom
 - Ground Floor Shower Room
 - Conservatory
- Rear Garden with Brick Out Building + Side Access
- Front Garden + On Street Parking - Permit Required



GROUND FLOOR
1003 sq.ft. (93.1 sq.m.) approx.



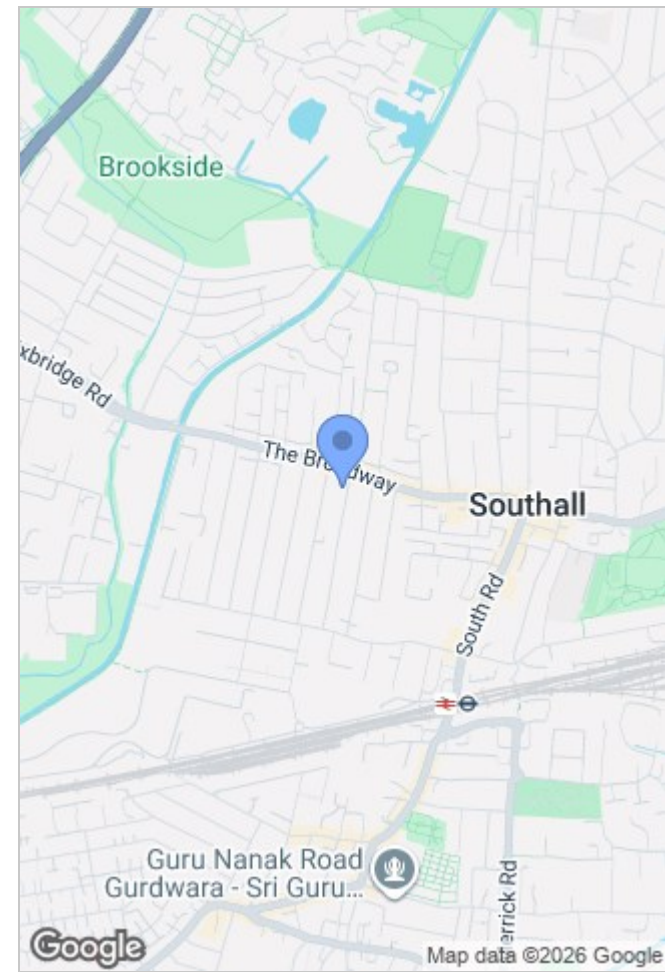
1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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		

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