



Tensing Road, Southall, UB2 4PY

- Semi-Detached House
- First Floor Bathroom
- Off Street Parking
- NO CHAIN
- NON STANDARD CONSTRUCTION (CONCRETE FRAME WITH STEEL RODS)
- Three Bedrooms
- Generous Private Rear Garden
- Further Potential to Extend (STPP)
- Close to Local Amenities, Schools & Transport Links
- EPC Rating: TBC/Council Tax: B

Asking Price £375,000



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DESCRIPTION

****CHAIN FREE & NON STANDARD CONSTRUCTION (CONCRETE FRAME WITH STEEL RODS)****

A well-proportioned three-bedroom semi-detached family home located on the popular Tensing Road, Southall. This property combines generous room sizes, practical layout, and excellent potential to extend (STPP), making it an ideal purchase for families and investors.

The ground floor features a spacious reception room measuring an impressive, providing ample space for both living and dining. The reception room offers direct access to the kitchen, creating a convenient and functional layout with scope to modernise or reconfigure to suit individual needs.

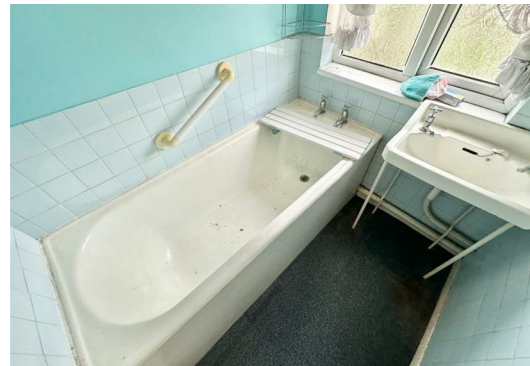
To the first floor, the property comprises three well-sized bedrooms, including a principal bedroom. A key feature is the separate toilet and sink, in addition to a family bathroom, offering added practicality for busy households.

Externally, the property benefits from a generous private rear garden with side access, ideal for outdoor entertaining or future landscaping. There is also a useful brick-built storage space. To the front, the property offers off-street parking.

The property further benefits from excellent potential to extend (subject to planning permission), allowing buyers to enhance and add value over time.

Conveniently located, Tensing Road is within easy reach of a range of local amenities including shops, supermarkets, and restaurants along Lady Margaret Road and Southall Broadway. Well-regarded schools nearby include Blair Peach Primary School and Dormers Wells High School. For commuters, Southall Station (Elizabeth Line) provides fast and direct access into Central London, while the A312, A40, and M4 offer excellent road connections, as well as easy access to Heathrow Airport.

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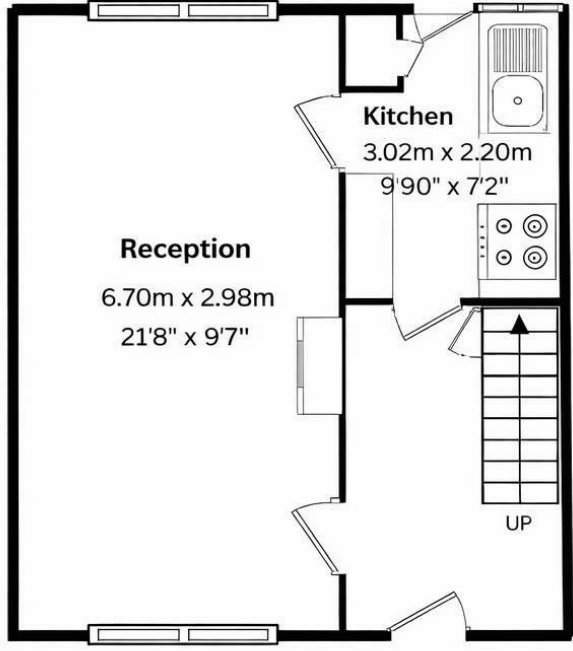




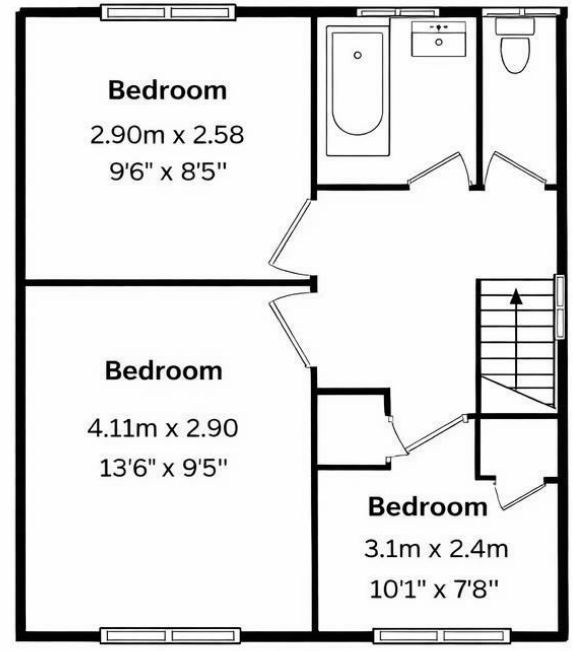
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Approximate Internal Area

71.70 sq m / 771.77 sq ft



Ground Floor



First Floor

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

