



## Allenby Road, Southall, UB1 2HW

- Mid-Terraced House
- Extended
- Great Location
- No Onward Chain
- Walking Distance to Amenities & Transport Links
- Three Bedrooms
- Two Bathrooms
- Off Street Parking
- Further Potential to Extend (STPP)
- EPC Rating: D/Council Tax: D

**Asking Price £550,000**



# Allenby Road, Southall, UB1 2HW

## DESCRIPTION

Situated on the sought-after Allenby Road, this well-presented mid-terraced home offers a thoughtfully arranged layout and generous living space, making it an excellent choice for families and investors alike.

The ground floor features a welcoming entrance hall leading into a bright and spacious front reception room, ideal for relaxing or entertaining. To the rear, a well-proportioned dining room seamlessly connects to an extended kitchen, creating a practical and sociable hub of the home. A ground floor bathroom adds further convenience.

Upstairs, the property comprises three bedrooms, including two generous doubles and a third bedroom well-suited as a child's room, home office, or guest space. A family bathroom completes the first floor, providing functionality for a growing household.

Externally, the property benefits from off-street parking to the front and a private rear garden with further rear access for a vehicle, offering excellent potential for outdoor dining, leisure, or further landscaping.

Ideally located, the home is within easy reach of a variety of local amenities including shops, supermarkets, cafés, and well-regarded schools. For commuters, Southall Station is nearby, offering fast and convenient access via the Elizabeth Line into Central London, Heathrow, and beyond, along with a range of local bus routes.

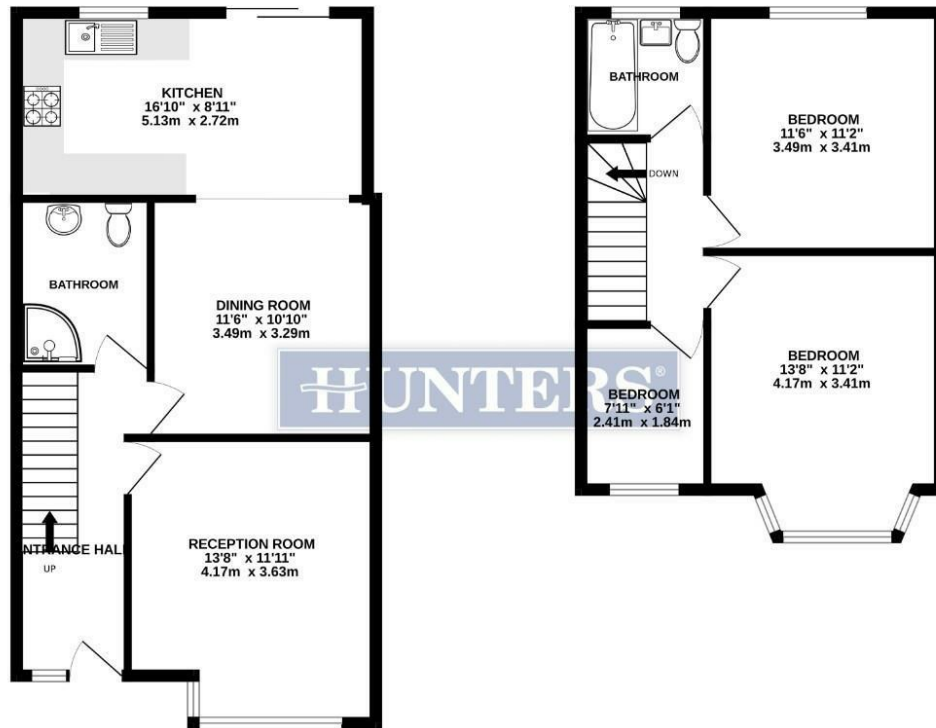
EPC Rating: D/Council Tax: D





GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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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### Viewings

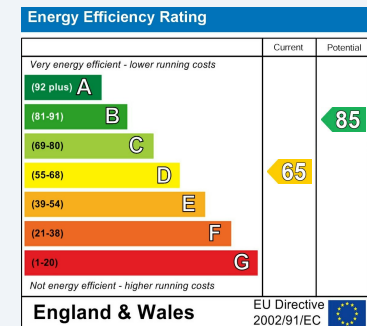
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



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