



Townsend Road, Southall

- Three Bedrooms
- Two Reception Rooms
- No Chain
- Shower Room
- Popular Location

- End of Terrace
- Large Kitchen
- Blank Canvas
- Rear Garden
- EPC Rating: D

Asking Price £500,000

Tenure: Freehold

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Townsend Road, Southall

DESCRIPTION

A spacious, three bedroom, end of terraced house being offered for sale with NO ONWARD CHAIN. The property is situated on Townsend Road and is a stones throw away from the Southall Broadway and Southall train station.

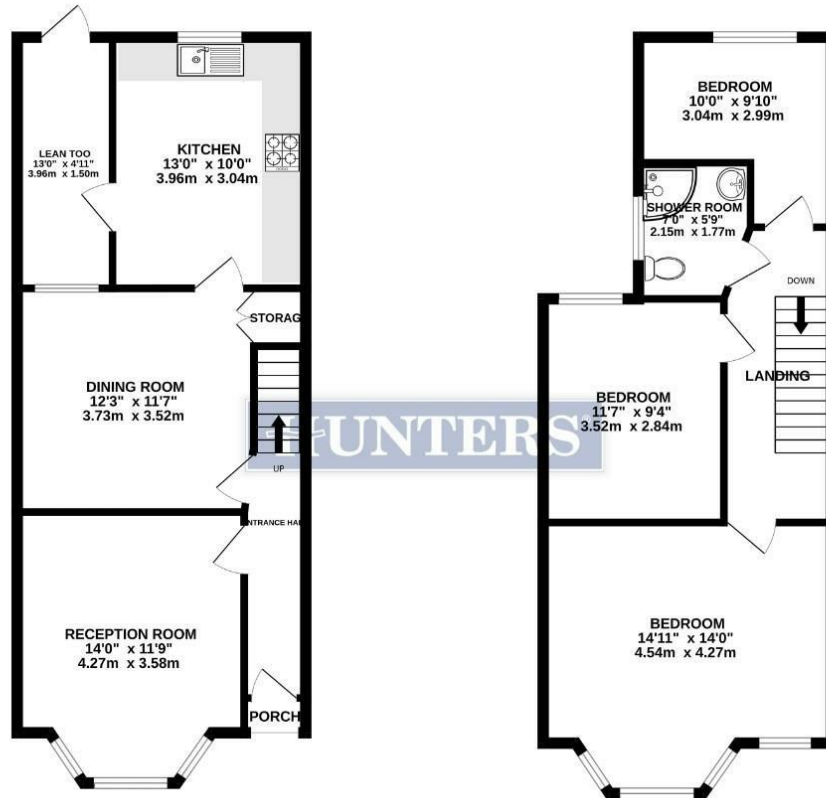
The property comprises entrance hall, sitting room, dining room, large kitchen, lean too, three first floor bedrooms and a shower room. Outside the property has front and rear gardens with an additional storage building in the garden. The property requires modernization throughout and would suit a buyer looking for a project.

Townsend Road is situated off Southall Broadway and is walking distance to amenities and transport links such as bus routes and the Southall train station. You are a short drive from the A312/A40 motorway links and have connectivity to Uxbridge Road providing links to Hanwell/Ealing, Hayes and Uxbridge. Heathrow Airport is also within easy reach.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

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Council Tax:

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

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