

## Hortus Road, Southall, UB2 4AL

- Split Level Maisonette
- First Floor Modern Bathroom & Second Floor Shower Room
- Separate Kitchen
- Private Rear Garden
- Walking Distance from Local Amenities, Schools & Southall Station
- Four Bedrooms
- Separate Reception Room
- Permit Street Parking
- Rear Access with First Floor Balcony
- EPC Rating: TBC/Council Tax Band: B

**Offers In Excess Of £400,000**



# Hortus Road, Southall, UB2 4AL

## DESCRIPTION

This spacious and well-arranged extended split-level maisonette is set in a convenient residential location, offering generous and versatile accommodation across two floors, ideal for families or investors.

Stairs lead to the first-floor landing, where you are welcomed into a bright and well-laid-out interior. The first floor features a generous separate reception room, ideal for both relaxing and entertaining, alongside an extended separate kitchen to the rear, offering additional space for cooking and dining. From here, there is direct access to a first-floor balcony, which leads down to the private rear garden, creating a seamless connection between indoor and outdoor living.

This level also includes well-proportioned bedrooms and a modern family bathroom. The second floor continues to impress with further bedrooms, benefitting from the extended layout which enhances overall space and usability, along with a convenient shower room. The configuration, as shown in the floorplan, provides excellent separation between living and sleeping areas.

Externally, the property further benefits from rear access, enhancing practicality, as well as permit street parking available to the front.

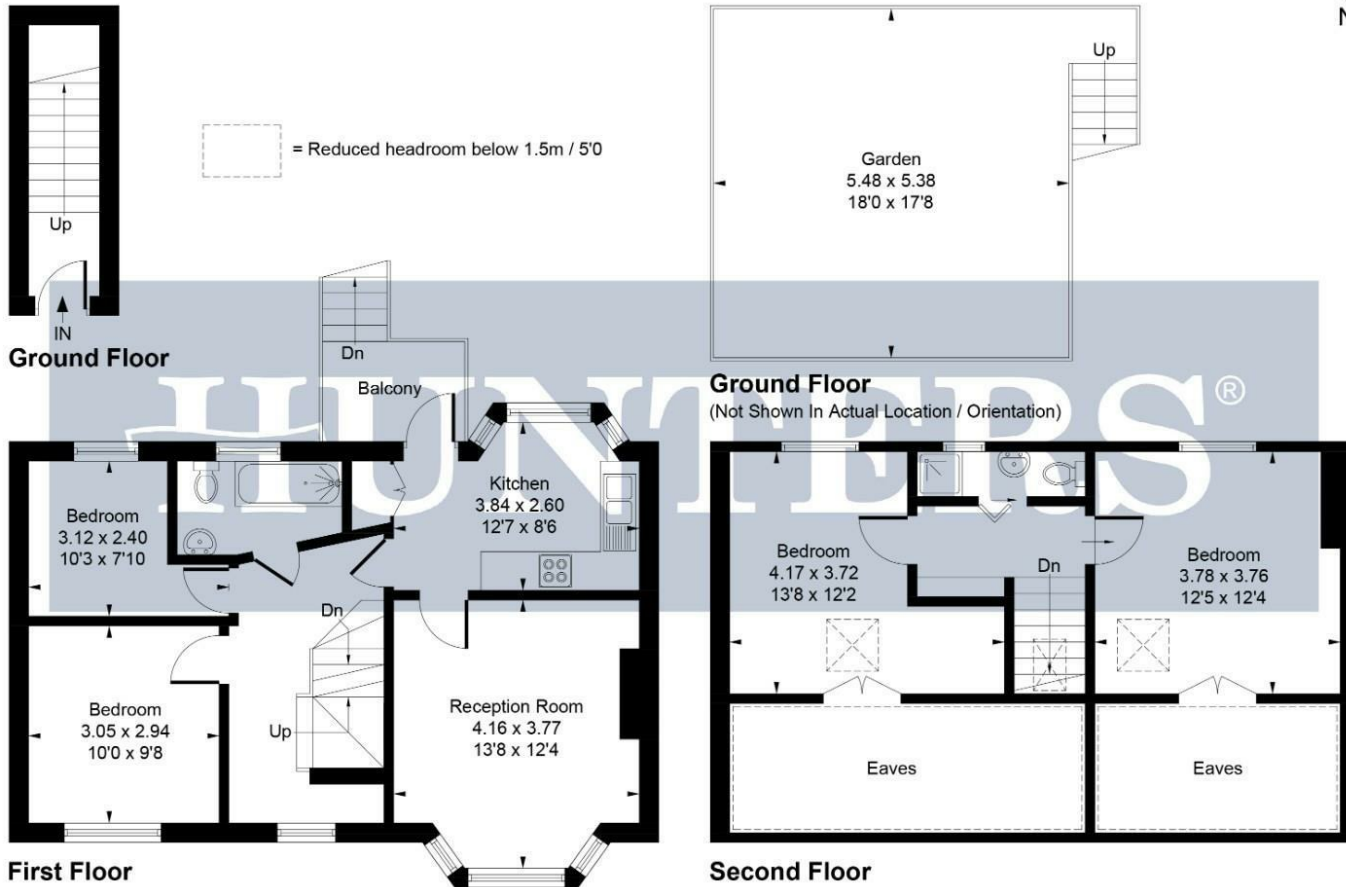
Situated on Hortus Road, the property is ideally positioned in the heart of Southall, a vibrant and well-connected area. You are within walking distance of a wide range of local amenities, including shops, supermarkets, cafés, and restaurants along the popular Southall Broadway. The area is also well-served by highly regarded local schools, making it particularly appealing for families. For commuters, Southall Station (Elizabeth Line) is within easy reach, providing fast and direct connections into Central London, Heathrow Airport, and beyond. There are also excellent bus routes and convenient access to major road links such as the A40 and M4, making travel by car equally straightforward.

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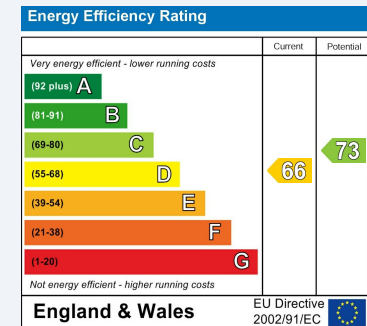


Approximate Gross Internal Area = 95.86 sq m / 1032 sq ft  
(Excluding Eaves)



## 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

Produced for Hunters

### 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.



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