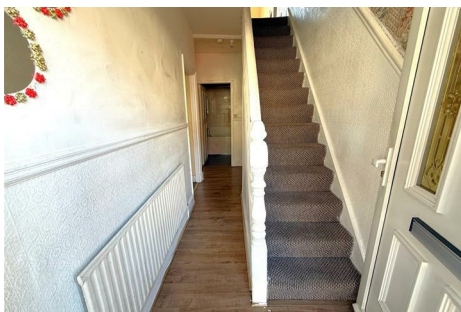




Parkfields

Estates



Trinity Road , Southall, UB1 1EW

Nestled on the charming Trinity Road in Southall, this mid-terrace house offers a wonderful opportunity for those looking to create their dream home. With a generous living space of 907 square feet, the property features two inviting reception rooms, perfect for entertaining guests or enjoying family time. The house boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office.

Constructed in the 1900's, this property carries a sense of history and character, while also presenting a canvas for modernisation. The extended layout allows for flexibility in design, enabling you to tailor the space to your personal taste and lifestyle.

One of the standout features of this home is its prime location. Situated within walking distance to the Elizabeth Line, commuting to central London and beyond is both convenient and efficient. This accessibility makes it an ideal choice for professionals and families alike.

Asking Price £479,950

44 Trinity Road

, Southall, UB1 1EW



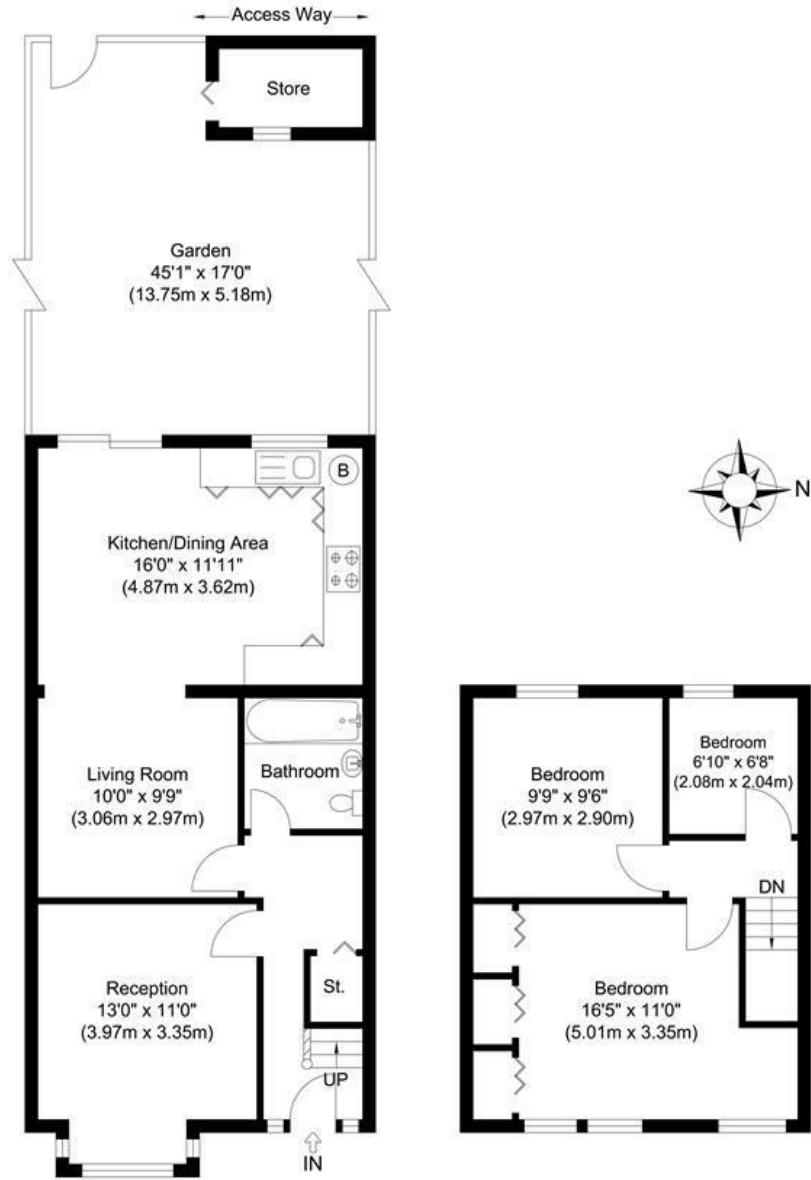
- NO CHAIN
- THREE BEDROOMS
- EASY ACCESS TO ELIZABETH LINE
- IN NEED OF UPDATING
- TWO RECEPTIONS
- EXTENDED MID TERRACE
- WALKING DISTANCE TO THE BROADWAY



[Directions](#)



Floor Plan



Ground Floor
Approximate Floor Area
562.09 sq. ft.
(52.22 sq. m)

First Floor
Approximate Floor Area
344.55 sq. ft.
(32.01 sq. m)

Total Gross Internal Area
906.64 sq. ft.
(84.23 sq. m)

Trinity Road, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			
		56	81
England & Wales		EU Directive 2002/91/EC	