



## Western Road, Southall, UB2 5EA

**Offers In The Region Of £515,000**

A spacious three bedroom town house location in this popular location with easy access to local shops, The Elizabeth Line, Heathrow Airport, M4 & M25. The accommodation comprises, on the ground floor, kitchen and wet room, on the first floor, lounge and bedroom one, on the second floor two bedrooms and bathroom, outside rear garden and front garden providing off street parking.

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### Hallway

Radiator, understairs storage cupboard, vinyl flooring.

### Kitchen



Single drainer sink unit with mixer tap,, further range of floor and wall units, hob and oven with extractor above, plumbing for washing machine, storage cupboard, part tiled walls, wall mounted "Worcester" boiler, double glazed door to garden.



### Wet Room



Shower area with seat and wall mounted shower unit, hand wash basin, low level w/c, vinyl flooring, radiator, tiled walls.

### First Floor Landing

Stairs to second floor, radiator.

### Lounge



Rear aspect double glazed window, radiator.



### Bedroom One



Front aspect double glazed window, fitted wardrobes, radiator.

### Second Floor Landing

## Bedroom Two



Front aspect double glazed window, fitted wardrobes, storage cupboards, radiator.

## Bedroom Three



Rear aspect double glazed window, radiator, access to loft.

## Bathroom



Panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low level w/c, extractor fan, fully tiled walls, vinyl flooring.

## Outside



## Rear Garden



Concrete paved area, timber shed, tap.

### **Timber Shed 12'10 x 12'2 (3.91m x 3.71m)**

Power and lighting, concrete flooring, fibre shelves, double glazed door and windows.

## Front

Off street parking.

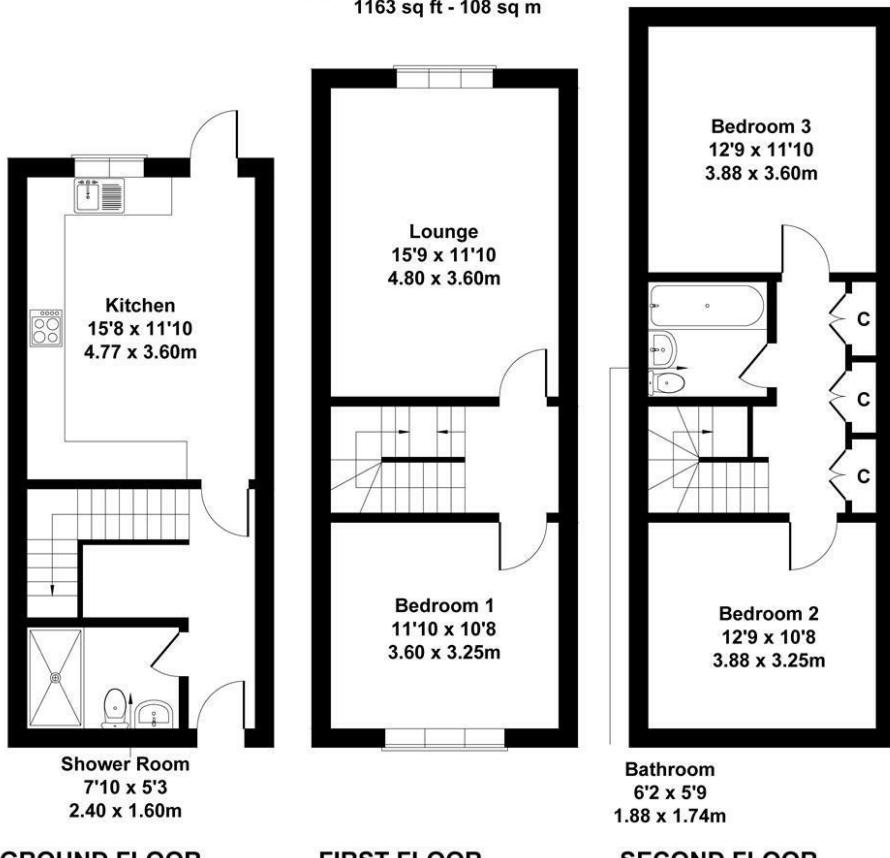




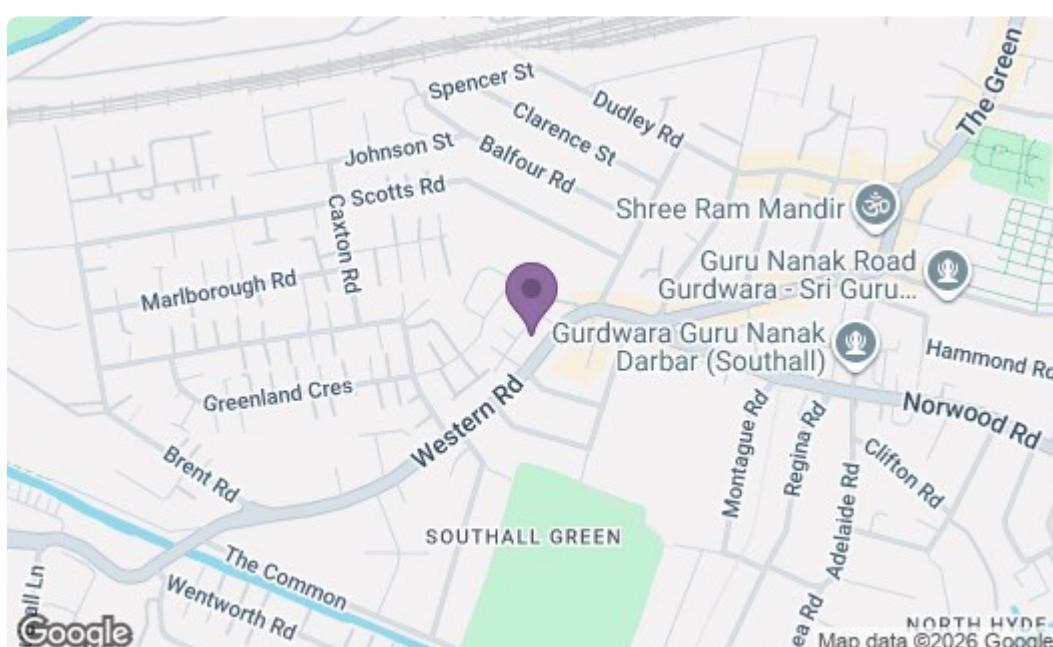
# Stamfords

## 126 Wester Road, Southall UB2 5EA

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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