



FOR SALE • MID-TERRACE HOUSE

Sunnycroft Road

Southall, Middlesex, UB1 2XF

OFFERS IN REGION OF

£550,000



3

BEDROOMS

1

BATHROOM

884

SQ FT

Mid-Terrace

PROPERTY TYPE

The Property

SUNNYCROFT ROAD, SOUTHALL · UB1 2XF

Situated in a popular residential location on Sunnycroft Road, Southall (UB1), this well-presented three-bedroom freehold mid-terraced home offers spacious and versatile accommodation, making it an excellent choice for families and investors alike.

The property features two generous reception rooms, a fitted kitchen, a family bathroom, a private rear garden, and a driveway providing off-street parking.

Ideally positioned within easy reach of local shops, amenities, and highly regarded schools including Lady Margaret Primary School and Allenby Primary School, this home also benefits from strong rental demand in the area, making it a fantastic long-term investment opportunity.

Early viewings are highly recommended.

KEY FEATURES

- Three Bedroom Mid-Terrace House
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Driveway With Off-Street Parking
- Close To Southall's Amenities And Schools



RECEPTION ONE



RECEPTION TWO / DINING AREA



KITCHEN



KITCHEN — ALTERNATE VIEW

Bedrooms & Bathroom

SUNNYCROFT ROAD, SOUTHALL · UB1 2XF



BEDROOM ONE



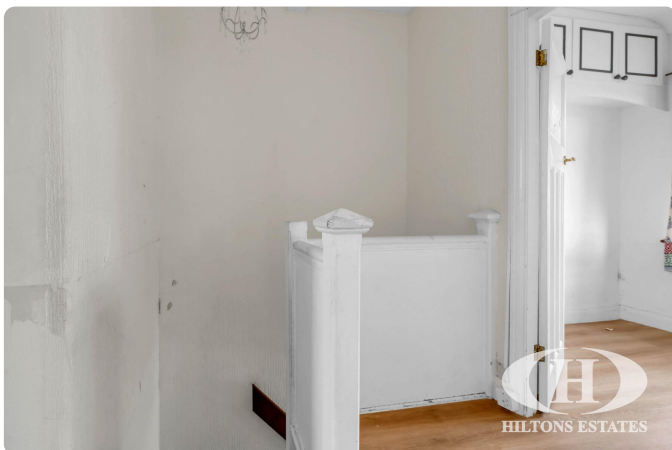
BEDROOM TWO



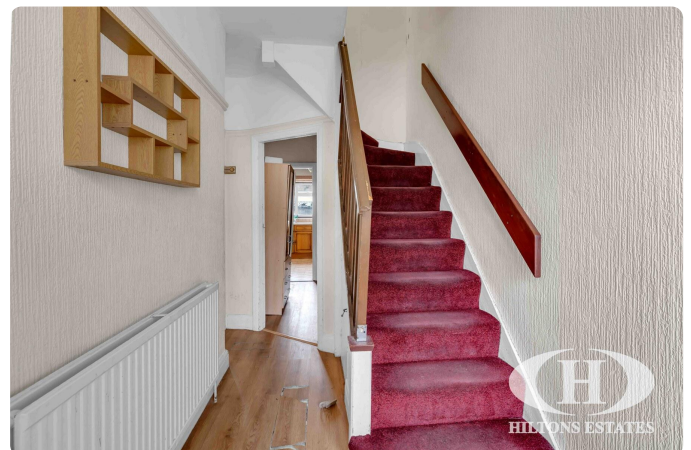
BEDROOM THREE



BATHROOM



LANDING



HALLWAY & STAIRS

Garden

SUNNYCROFT ROAD, SOUTHALL · UB1 2XF



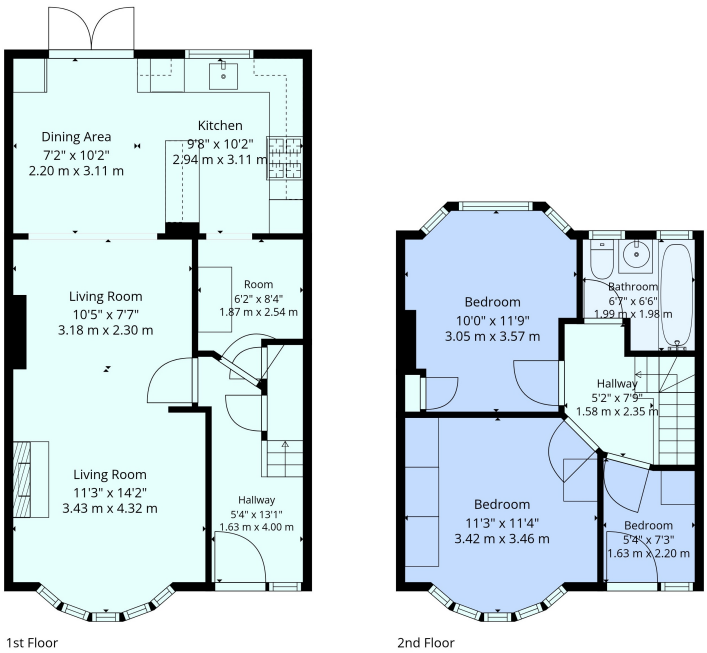
REAR GARDEN



GARDEN — ALTERNATE VIEW

Floor Plan & Dimensions

SUNNYCROFT ROAD • APPROX. 884 SQ FT



 **Total: 884 sq. Ft, 82 m2**
1st Floor: 525 sq. Ft, 49 M2, 2nd Floor: 359 sq. Ft, 33 m2
Excluded Areas: Walls: 61 sq. Ft, 6 m2

*Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

Ground & first floor • not to scale

ROOM DIMENSIONS

GROUND FLOOR

Living Room	11'3" x 14'2"
Living Room Two	10'5" x 7'7"
Dining Area	7'2" x 10'2"
Kitchen	9'8" x 10'2"
Room	6'2" x 8'4"

FIRST FLOOR

Bedroom One	11'3" x 11'4"
Bedroom Two	10'0" x 11'9"
Bedroom Three	5'4" x 7'3"
Bathroom	6'7" x 6'6"
Ground Floor	525 sq ft / 49 m ²
First Floor	359 sq ft / 33 m ²
Total	884 sq ft / 82 m ²

Further Information

SUNNYCROFT ROAD, SOUTHALL · UB1 2XF



FRONT ELEVATION

KEY INFORMATION

Accommodation Two reception rooms · fitted kitchen · three bedrooms · family bathroom

Floor Area approx. 884 sq ft / 82 m² — ground floor 525 sq ft, first floor 359 sq ft · **Type** Mid-terrace house
· **EPC** Current 60 (D), Potential 78 (C)

Outside Private rear garden and driveway providing off-street parking. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates
243 The Broadway,
Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.