



Trinity Road, Southall, UB1 1EW

- Terraced House
- Separate Reception Room
- Modern Kitchen
- Private Front & Rear Garden with Outbuilding
- Walking Distance from Local Amenities, Schools & Southall Train Station
- Three Bedrooms
- Second Reception/Dining Room
- Ground Floor Bathroom
- Extended
- EPC Rating: C/Council Tax: C

Asking Price £525,000



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DESCRIPTION

Located on a popular residential road in the heart of Southall, this extended terraced house presents an excellent opportunity to acquire a spacious and well-located family home. Ideally positioned within walking distance of local amenities, reputable schools and Southall Broadway, the property is also approximately 0.8 miles from Southall railway station (Elizabeth Line), providing fast and convenient access into Central London and beyond.

Internally, the property offers well-balanced accommodation throughout, with a spacious separate reception room to the front, ideal for relaxing or entertaining guests. To the rear, a generous and light-filled reception/dining room provides direct access to the garden, creating a seamless flow between indoor and outdoor living. The modern fitted kitchen is thoughtfully arranged with its own access to the rear garden and leads through to a ground floor bathroom located at the back of the property for added practicality.

Upstairs, the first floor comprises three well-proportioned bedrooms, offering comfortable living space suitable for a growing family. The home has been extended to the rear, enhancing the overall living area while still offering potential for further improvement, subject to the usual planning permissions.

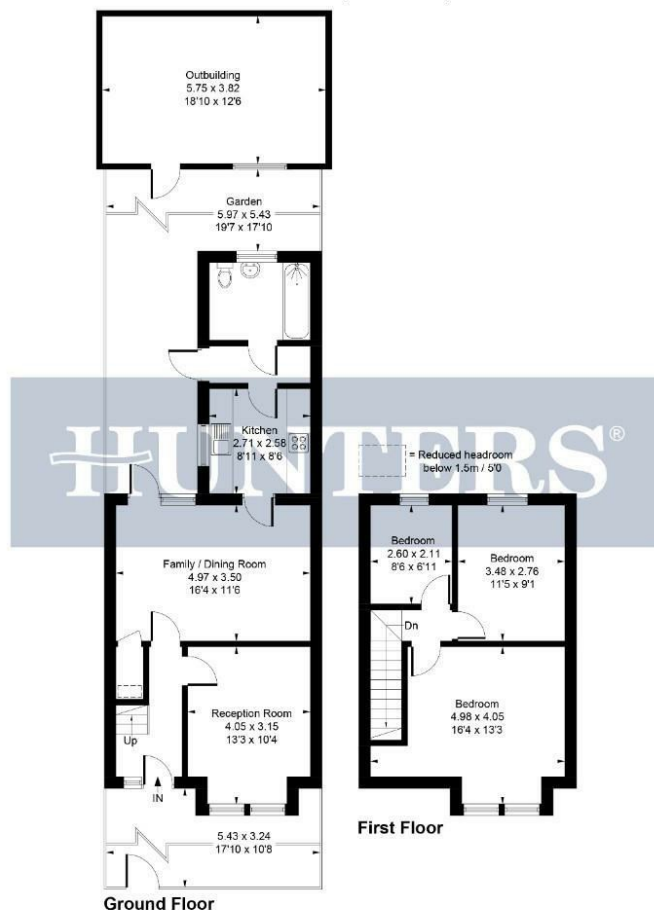
Externally, the property benefits from private front and rear gardens. The rear garden provides ample outdoor space for family enjoyment and includes an outbuilding at the bottom of the garden, ideal for storage, a home office or hobby space.

EPC Rating: C/Council Tax: C





Approximate Gross Internal Area = 89.62 sq m / 965 sq ft
 Outbuilding = 21.85 sq m / 235 sq ft
 Total = 111.47 sq m / 1200 sq ft



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 purchaser.
 Produced for Hunters

Viewings

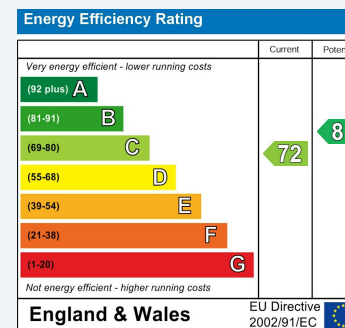
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.