



North Road, Southall, UB1 2JH
Guide Price £519,000

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A CHAIN FREE immaculate end-of-terrace home offering modern living at its finest.

The home features three well-proportioned bedrooms providing ample space for family living or a home office. A bright and spacious through lounge offers a seamless area for relaxation and entertaining, while the large modern kitchen is fitted with sleek cabinetry and high-end integrated appliances. The ground floor benefits from a stunning, contemporary shower room with WC and the first floor boasts a WC.

The private rear garden includes a brick-built outbuilding, perfect for storage or additional workspace, and features gated side access. The front garden adds curb appeal, with convenient on-street parking available.

Situated off the popular Uxbridge Road and Lady Margaret Road the property is conveniently located nearby to an ample array of local amenities and reputable schools such as Greenford High School scoring **OUTSTANDING** by OFSTED. Southall & Hanwell Overground Stations can be found within close proximity and for motorists the A40/ M40 lies close by connecting you to neighbouring towns.

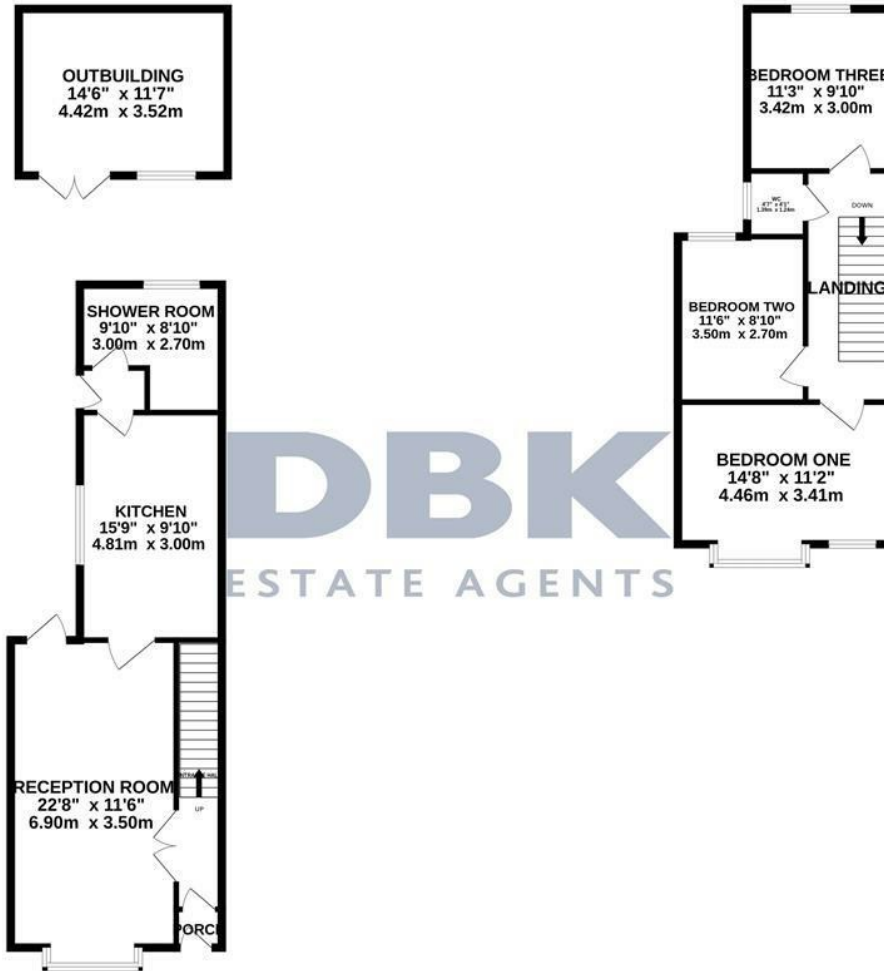
Key Features

- Chain Free
- Modernised End of Terrace Property
- Three Bedrooms
- Through Lounge
- Large + Modern Kitchen with Integrated Appliances
- Stunning Ground Floor Shower Room/ WC + First Floor WC
- Rear Garden with Brick Out Building + Side Gated Access
- Front Garden with On Street Parking
- On the Doorstep of Southall Broadway
- Walking Distance to Southall Station



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

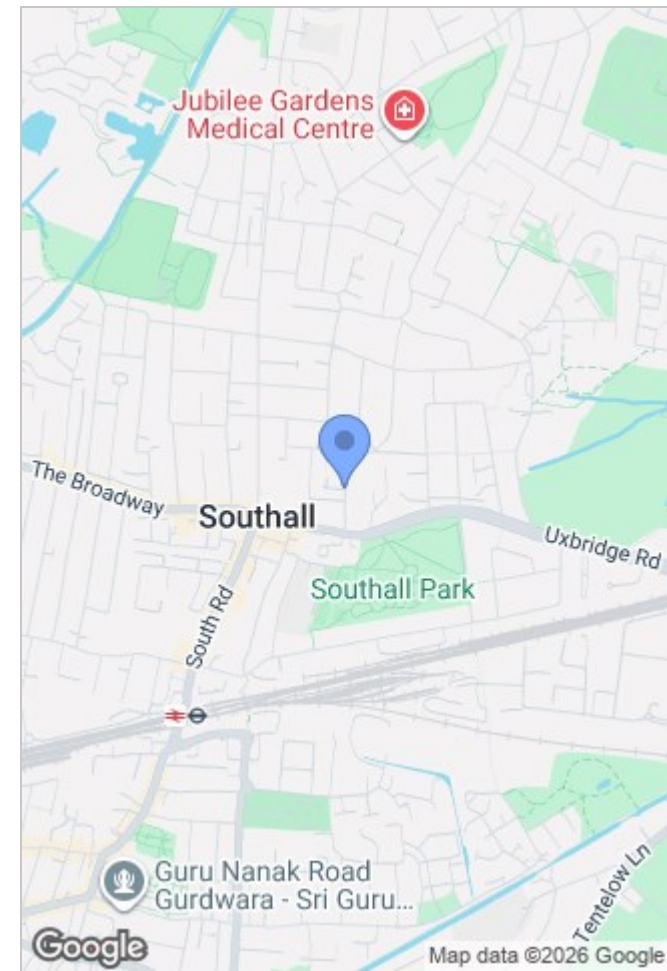
1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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