



## Maple Grove, Southall, UB1 2PA

### PROPERTY OF THE WEEK!!

DO NOT MISS THIS!!

NO ONWARD CHAIN FOR THIS LARGER THAN EXPECTED 3 BEDROOM EXTENDED HOUSE WITH SPACIOUS LIVING SPACE THROUGHOUT AND A DETACHED GARDEN ROOM WITH SHOWER AND TOILET.

This excellent property boasts a generous 22' x 17' L shaped living room (could be converted into 2 rooms), spacious full width 16' fitted kitchen / dining room and a 3 metre double glazed conservatory.

Upstairs has 3 bedrooms, modern shower room and loft space suitable for conversion stpp.

Outside has a double glazed detached garden room with shower / toilet and to the front is a brick paved own drive parking 2 cars.

Situated just off Lady Margaret Road with easy access to both Greenford and Southall Broadways, convenient for Beaconsfield Primary and Nursery School, Hambrough Primary School and Villiers High School.

EARLY VIEWING HIGHLY RECOMMENDED!  
SELLER KEEN TO SELL!

**Asking Price £525,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrondavis.com](mailto:info@charrondavis.com) [www.charrondavis.co.uk](http://www.charrondavis.co.uk)

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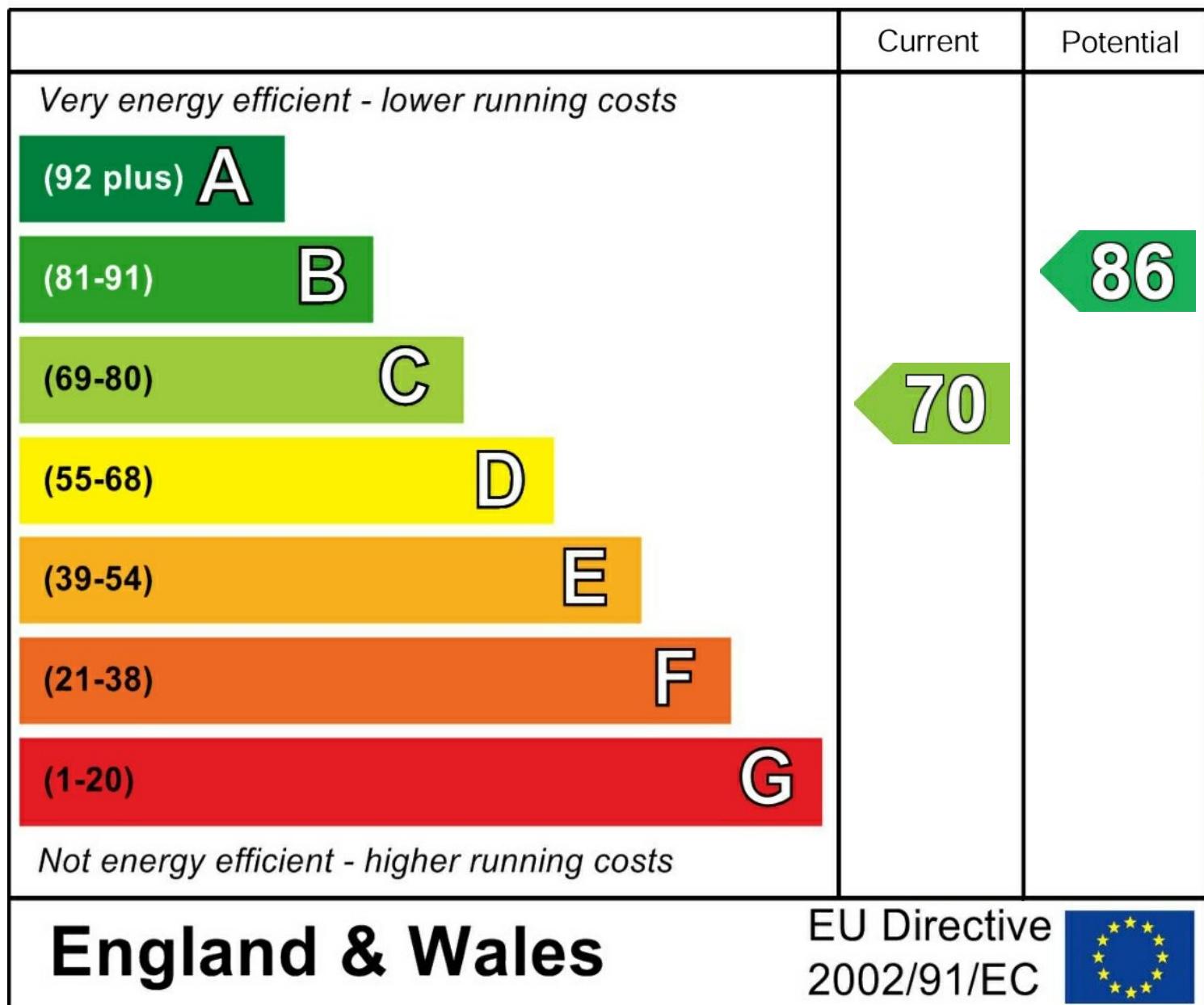
Floorplan 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

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## Energy Efficiency Rating



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