Ranelagh Road, Southall, Middlesex, UB1 1DH

- Three / Four Bedrooms
- Extended to Rear
- Immaculate Condition
- Off Street Parking
- Great Location
- Terraced House
- Brick Built Outbuilding
- Three Bathrooms
- Further Potential to Extend (STPP)
- EPC Rating

Asking Price £600,000

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Situated on Ranelagh Road in Southall is an opportunity to purchase an immaculate, three/four bedroom home which is move in ready. This home has gone through extensive refurbishment over recent years and is prominently located on a popular street.

The property comprises entrance porch to hallway, ground floor shower room, open plan living area leading into an enclosed, modern fitted kitchen, the ground floor also benefits from a separate self contained fourth bedroom with its own access from the porch benefiting from an en-suite shower room or could be turned back into a living area. To the first floor you are met with three bedrooms with the master room benefiting from fitted wardrobes along with a separate, modern bathroom suite. Outside, the property has off street parking, paved rear garden and a brick built outbuilding with additional rear access via service road.

Ranelagh Road is set off The Broadway in Southall and is within close proximity to local schools, transport links and shopping facilities. You are a short drive from the A312/A40 motorway links along with great access into Heathrow. Further transport links include accessibility to the Elizabeth Line via Southall train station providing greater access into London. Further benefits include being within a 3 minute walk from bus stops, with buses travelling to Uxbridge and White City, 0.8 miles away from the Elizabeth Line under Southall train station and a short drive from the M4 motorway, which (alongside the A40), is another route directly into central London.

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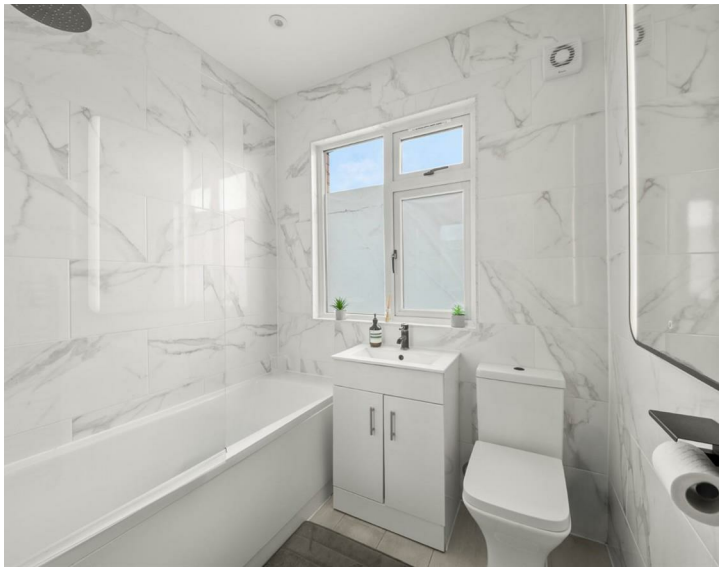
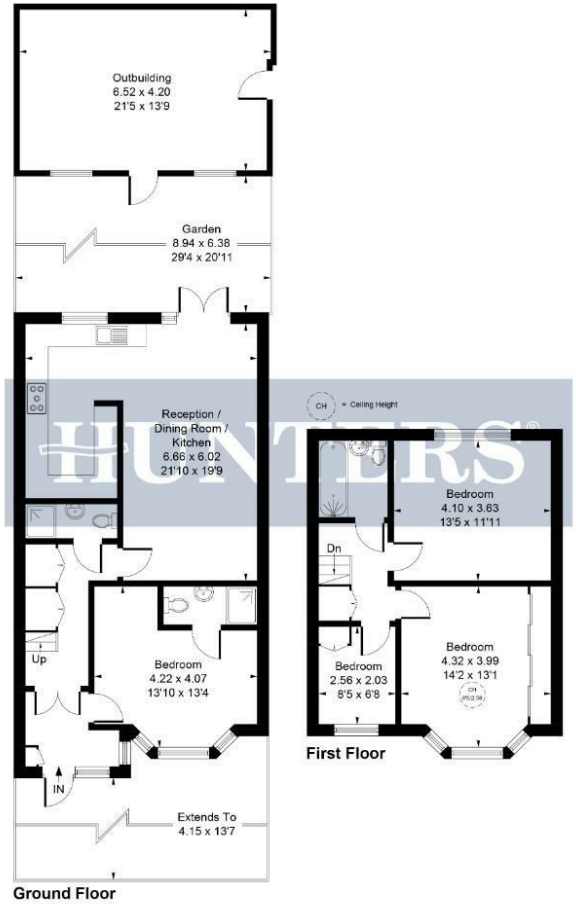


Approximate Gross Internal Area = 113.59 sq m / 1223 sq ft
Outbuilding = 27.22 sq m / 293 sq ft
Total = 140.81 sq m / 1516 sq ft



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

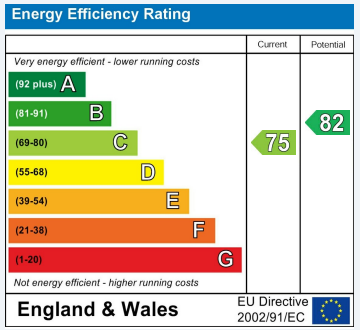
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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