

## £ 475,000 Freehold Beverley Road, Southall, Middlesex, UB2 4EF



A well-presented EXTENDED SEMI within motoring distance of HEATHROW, M4 & A4.

Features: 3 Bedroom, Through lounge, Modern fitted kitchen / diner, Utility/WC room, Bathroom/WC, Good sized rear garden, Front Garden with metal gated fencing & door.

Benefits from gas central heating ( not tested ) & double glazed.

### GOOD SIZED SEMI & EASY REACH OF AMENITIES

**GROUND FLOOR**

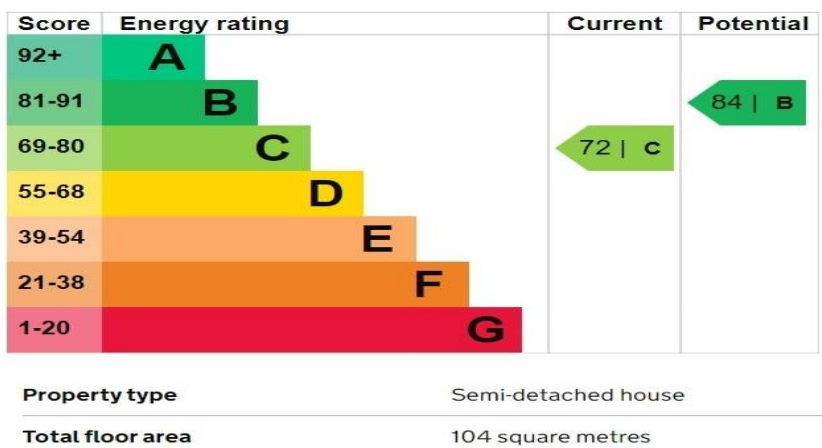
HALLWAY	Radiator. Storage Under Stairs, Storage Cupboard.
THROUGH LOUNGE	26' 5" (into bay) x 11' 7" (8.05m x 3.53m) to 8' 10" 2 Radiators, Laminate Flooring, open plan to kitchen/diner.
FITTED KITCHEN/DINER	10' 2" x 12' 8" (3.1 m x 3.86m) Partially tiled Walls, Tiled Floor, Sink Unit with Mixer Taps, Built in Hob, Oven & Hood, Double glazed door to rear garden. Irregular shaped room.
UTILITY ROOM / WC	Tiled Floor, plumbed for washing Machine, Low level WC, Hand Basin with Pedestal, "Vaillant" Boiler, Towel Radiator, Irregular shape room.

**FIRST FLOOR**

LANDING	
REAR BEDROOM 1	12' 0" x 10' 2" (3.66m x 3.1m) Radiator. Laminate Flooring.
FRONT BEDROOM 2	11' 10" x 10' 7" (3.61 m x 3.23m) Radiator. Laminate Flooring.
FRONT BEDROOM 3	11' 7" x 9' 5" (3.53m x 2.87m) to 4' 5" Irregular shape room, Laminate Flooring, Radiator.
SHOWER/WC	Laminate Flooring, Majority Tiled Walls, Hand Basin with Pedestal, Low Level WC, Radiator, Access to the Loft, Shower Cubicle with tray, Hose & spout.

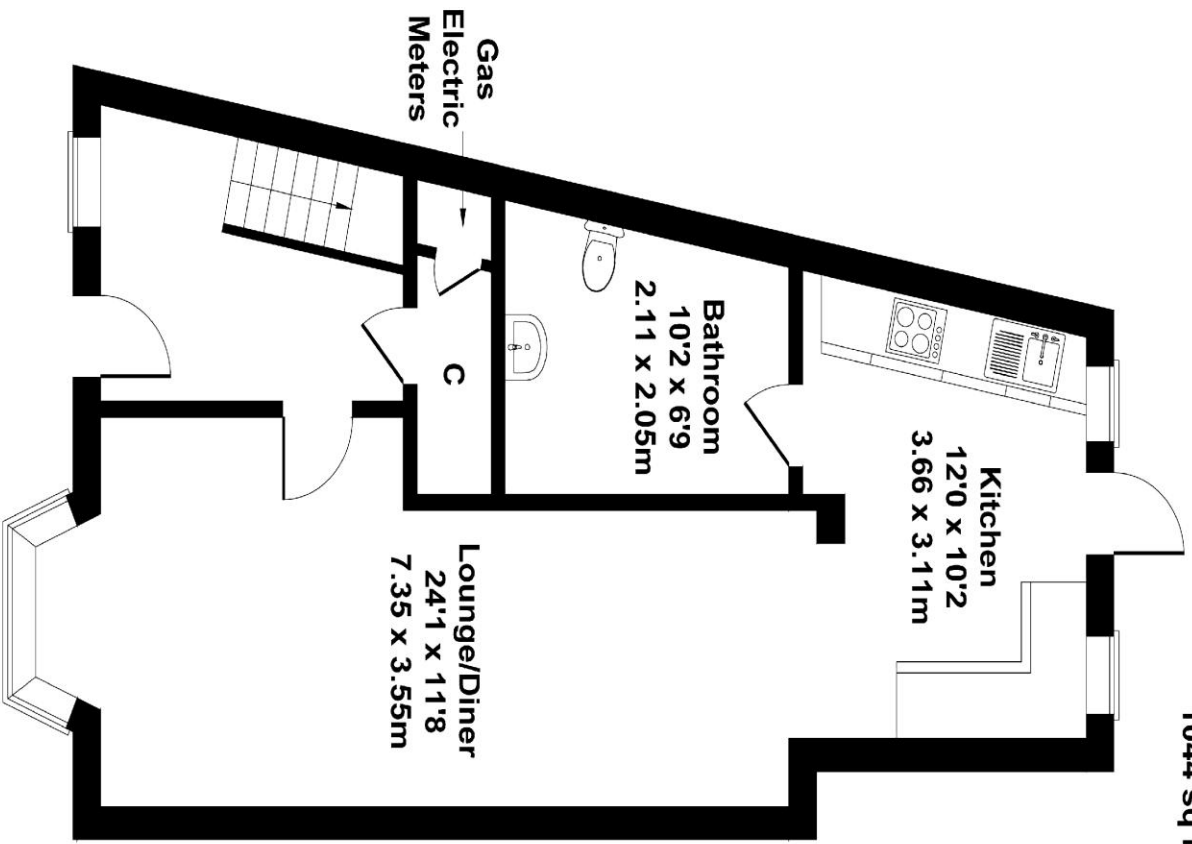
**OUTSIDE**

FRONT GARDEN	Metal gated door & fencing.
REAR GARDEN	30' (9.14m) Hose Tap, Concrete Patio Area, Slab Paved Area, gate to rear alley way.

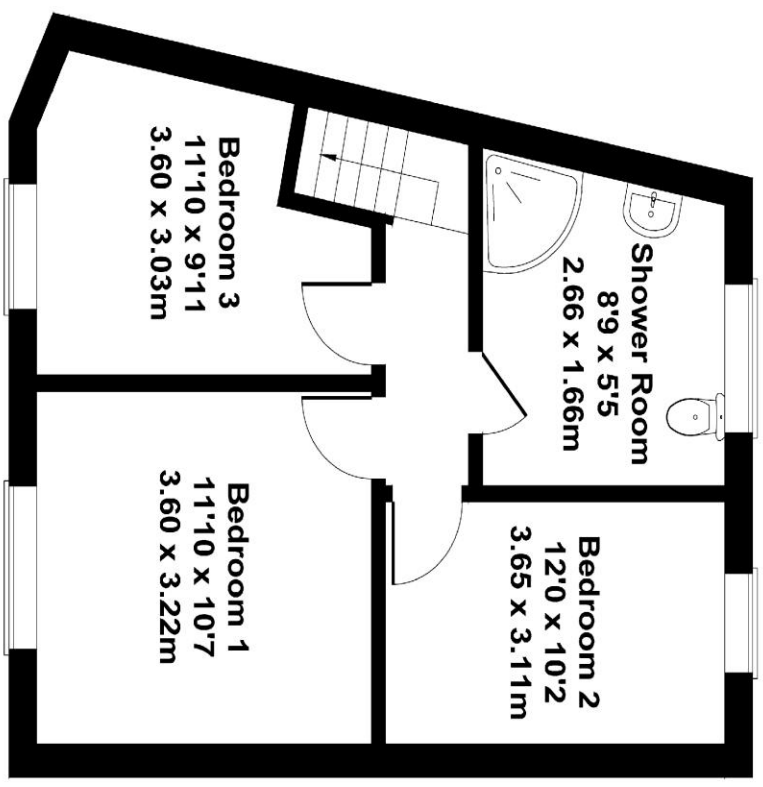


# Beverley Road, Southall

Approximate Gross Internal Area  
1044 sq ft - 97 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

*Beverley Road, Southall, UB2 4EF*



*Please note that it is not our policy to test services or domestic appliances, so we cannot verify that they are all in working order. The purchaser might check for themselves or obtain verification from their solicitor or their surveyor.*