

Where experience counts

£ 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





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 Association of Residential Latting Agents
 Tel: 020 8571 4144
 ESTATE AGENTS

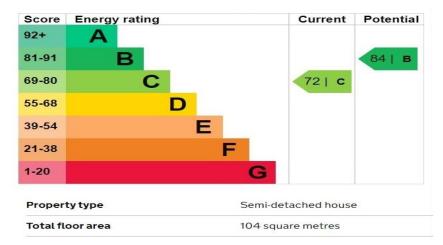
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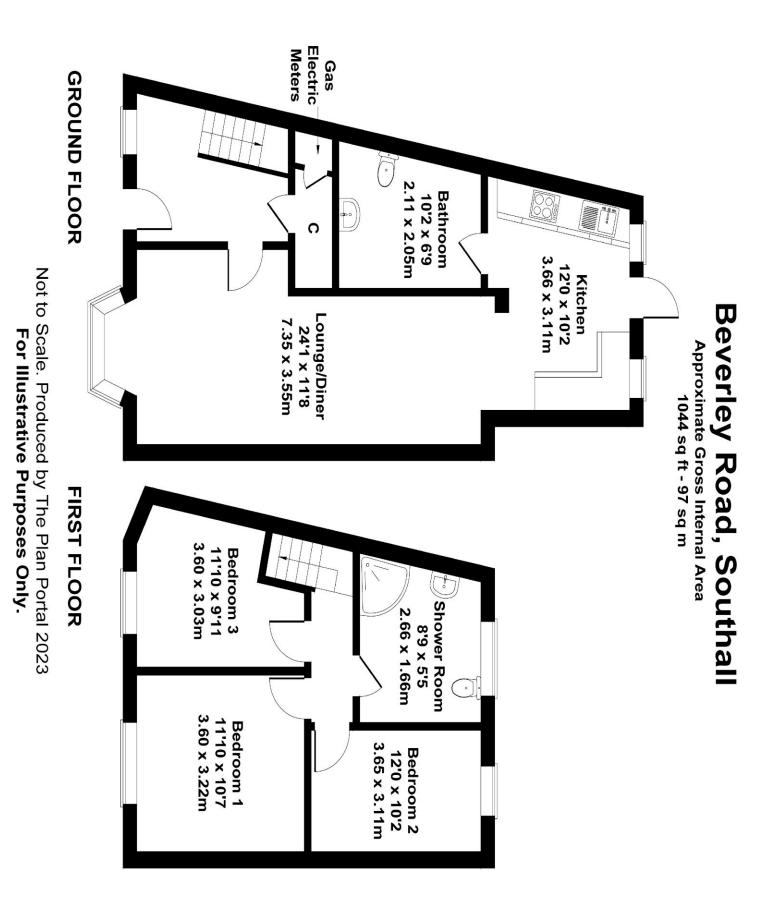
SALES LETTINGS MORTGAGES

WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE PARTICULARS CONTAINED HEREIN ARE CORRECT. NO GUARANTEE TO THEIR ABSOLUTE IS MADE, NEITHER CAN THEY BE USED OR SAID TO MAKE ANY DEED OR CONTRACT. AS INTERMEDIARIES FOR THE VENDOR WE ARE UNABLE TO VERIFY THE WORKING ORDER OF ANY SERVICES, EQUIPMENT, APPARATUS ETC. VERIFICATION OF THE TENURE SHOULD BE ASCERTAINED VIA SOLICITOR OR LEGAL CONVEYANCER.

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" (3.61m 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, 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.