



Woodlands Road | Southall | UB1 1EQ

£564,950

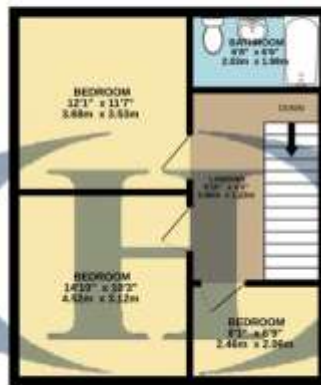
Nestled in a sought-after location, this mid-terraced property in Woodlands Road, UB1, offers an inviting prospect. Boasting four bedrooms and three bathrooms, this residence is impeccably presented throughout. The ground floor charms with a reception room, an open-plan, well-appointed living-kitchen-diner for comfortable living, and a convenient shower room. Ascend to the first floor to discover two generously sized double bedrooms, a versatile box room housing a small double bed, and a family bathroom. The second floor surprises with a loft-converted master bedroom featuring a modern ensuite and ample fitted wardrobes. Outside, a rear garden complements the property, complete with a brick-built shed adaptable for storage or as a gym space. Its proximity to Southall Crossrail and the bustling high street adds exceptional convenience. Whether as an ideal family abode or a promising investment or development opportunity, this property exudes potential and versatility, catering to varied needs and visions. Call NOW for further details. Viewings available.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



HILTONS ESTATES

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements