POONAM ESTATES

Where experience counts

Established 1986

Offers in region of £ 430,000 Freehold Woodlands Road, Southall, Middlesex, UB1 1EJ









Mid Terrace in need of modernisation as reflected in asking price, located near amenities, ELIZABETH LINE & motoring distance of HEATHROW, M4 & A40.

Features: 3 BEDROOMS, 2 RECEPTIONS, DATED KITCHEN in need of replacing, 2 BATHROOMS & REAR GARDEN with rear store room (needs replacing).

OPEN DAY 10th FEB 2024 BTW 12-1pm IN NEED OF MODERNISATION & NEAR AMENITIES





SALES LETTINGS MORTGAGES

Tel: 020 8571 4144



Woodlands Road, Southall, Middlesex, UB1 1EJ

GROUND FLOOR

HALLWAY Two Radiators. Storage Under Stairs

REAR RECEPTION 13' 3" (into bay) x 11' 3" (4.04m x 3.43m) Laminated

Flooring.

THROUGH LOUNGE 21' 6" x 8' 4" (6.55m x 2.54m) Radiator. Now partitioned

into 2 rooms.

KITCHEN 9' 6" x 11' 1" (2.9m x 3.38m) Partially tiled Walls. Tiled

flooring. Sink Unit with Mixer Taps. Base & Wall Units. cooker hood. Boiler "Worcester". Patio doors to passage. In

need of replacing as dated & damaged.

SHOWER / WC Tiled flooring. Low Level WC. Hand Basin. Shower area

with tray. Extractor fan. Radiator.

FIRST FLOOR

LANDING Access to the Loft.

FRONT BEDROOM 1 13' 3" (into bay) x 15' 0" (4.04m x 4.57m) Radiator.

Laminate Flooring. Fitted wardrobes.

MIDDLE BEDROOM 2 12' 1" x 9' 8" (3.68m x 2.95m) Radiator. Laminate Flooring.

REAR BEDROOM 3 8' 1" x 10' 2" (2.46m x 3.1m) Radiator. Laminate Flooring.

BATHROOM / WC Vinyl Flooring. Fully tiled walls. Hand basin. Low Level

WC. Radiator. Panelled Bath with Mixer Taps & Shower

attachment & extractor fan.

OUTSIDE

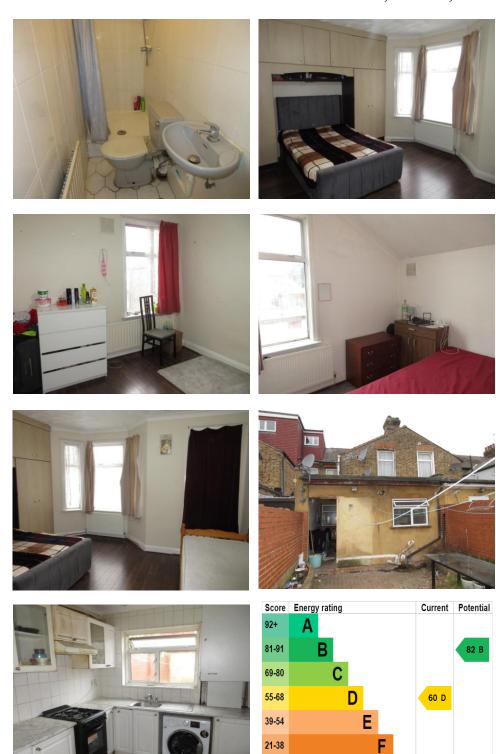
FRONT GARDEN Small.

REAR GARDEN Approx 20' (6.1 m) Hose tap. Block paved patio area.

SHED 8' 7" x 15' 6" (2.62m x 4.72m) Concrete Flooring. Needs

demolishing & replacing.

Woodlands Road, Southall, Middlesex, UB1 1EJ



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.