

## Offers in region of £ 570,000 Freehold St. Ursula Road, Southall, Middlesex, UB1 2TH



EXTENDED mid terrace with TRIPLE GARAGE at rear & set in cul-de-sac. Set on the SOUTHALL / GREENFORD & motoring distance of A40 / M40 & M4

Offers 3 / 4 BEDROOMS, 1 / 2 RECEPTION, LARGE FITTED KITCHEN / DINER, OFF STREET PARKING, 2 BATHROOM & NO CHAIN.

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

**IDEAL FOR THE GROWING FAMILY  
&  
TRIPLE GARAGE AT REAR**

STORM PORCH	Double glazed windows & door. Vinyl flooring.
<b>GROUND FLOOR</b>	
HALLWAY	Radiator. Storage Under Stairs.
SHOWER / WC	Tiled flooring. Fully Tiled Walls. Low Level WC. Extractor fan. Hand basin under storage unit. Double shower cubicle with shower hose & tray.
FRONT RECEPTION	13' 1" (into bay) x 11' 1" (estimate) (3.99m x 3.38m) Radiator.
REAR RECEPTION	11' 0" x 10' 5" (3.35m x 3.18m) Radiator. Open plan to diner.
FITTED KITCHEN / DINER	12' 6" x 17' 6" (3.81m x 5.33m) Plumbed for washing Machine. Tiled walls. Part tiled flooring. Sink Unit with Mixer Taps. Fitted kitchen (dated). Radiator. Built in hob, oven & hood. Boiler "Main". Double glazed French doors to rear garden.
<b>FIRST FLOOR</b>	
LANDING	Access to the Loft.
REAR BEDROOM 1	13' 1" (into bay) x 11' 1" (3.99m x 3.38m) Radiator. Fitted wardrobes.
FRONT BEDROOM 2	13' 7" (into bay) x 11' 0" (4.14m x 3.35m) Radiator. Fitted wardrobes.
FRONT BEDROOM 3	8' x 6' 4" (2.44m x 1.93m) Radiator. Fitted wardrobes.
BATHROOM / WC	Tiled flooring. Fully Tiled Walls. Hand Basin with storage unit. Low Level WC. Towel / radiator. Double shower cubicle with shower hose.
<b>OUTSIDE</b>	
FRONT GARDEN	Approx over 15' (4.57m) Block paved. Off street parking.
REAR GARDEN	Approx over 50' (15.24m) Lawn Area. Hose Tap. Concrete Patio Area. Slab Paved Area & covered area.
GARAGE / PLAYROOM	31' x 16' 5" (9.45m x 5m) Concrete flooring. Light & power. Double glazed door & windows. Electric shutter. French doors to rear alleyway. Base & Wall Units. Door to sep WC - Low Level WC. Hand Basin with Pedestal. Tiled flooring.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<b>Property type</b>		Mid-terrace house	
<b>Total floor area</b>		92 square metres	

*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.*