

Offers in the region of £ 560,000 Freehold Somerset Road, Southall, Middlesex, UB1 2TP



Good sized EXTENDED TERRACE set on the Southall / Greenford borders & motoring distance of Heathrow, M4 & M40/A40,

Offers: 3 BEDROOMS, THROUGH LOUNGE, FITTED KITCHEN / DINER, 2 BATHROOMS, OFF STREET PARKING, LAWN & PATIO REAR GARDEN with DOUBLE GARAGE.

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

**NO UPPER CHAIN
&
HIGHLY RECOMMENDED.**

STORM PORCH	Double glazed door & window. Division to be inserted to separate the two porches.
GROUND FLOOR	
HALLWAY	Radiator. Storage Under Stairs.
SHOWER / WC	Vinyl Flooring. Low Level WC. Hand Basin. Extractor fan. Shower cubicle with tray & shower hose. Partially tiled walls.
THROUGH LOUNGE	27' 0" (into bay) x 11' 8" (8.23m x 3.56m) to 10' 10" 3 Radiators. French doors to:
FITTED KITCHEN / DINER	9' 4" x 16' 0" (2.84m x 4.88m) Plumbed for washing Machine. Partially tiles walls, Tiled flooring. Sink unit with Mixer taps. Fitted kitchen. Cooker hood. Baxi boiler. Double glazed French doors to rear garden.
FIRST FLOOR	
LANDING	Access to the Loft.
REAR BEDROOM 1	14' 1" (into bay) x 10' 5" (4.29m x 3.18m) Radiator. Fitted wardrobes.
FRONT BEDROOM 2	14' 4" (into bay) x 11' 2" (4.37m x 3.4m) Radiator. Fitted wardrobes.
FRONT BEDROOM 3	8' 5" x 6' 2" (2.57m x 1.88m) Radiator. Fitted wardrobes.
BATHROOM/WC	Tiled flooring. Fully tiled walls. Hand basin with storage unit. Low Level WC. Towel Radiator. Double shower cubicle with tray & shower hose. Extractor fan.
OUTSIDE	
FRONT GARDEN	Over 15' Concrete patio area. Off street parking. Fence to be erected to divide the two properties.
REAR GARDEN	Approx 45' Lawn Area. Hose Tap. Flower Beds. Slab Paved Area. Shrubs. Fence to be erected to divide the two properties.
DOUBLE GARAGE	13' 7" x 16' 7" (4.14m x 5.05m) Tiled flooring. Up & Over Door. Light & Power.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property type	Mid-terrace house
Total floor area	96 square metres

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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.