

## Offers in region of £ 555,000 Freehold Wentworth Road, Southall, Middlesex, UB2 5TX



EXTENDED TERRACE set on the Southall / Heston boarders & within easy motoring distance of Heathrow, M4 & M25.

Comprises: 3 BEDROOMS, THROUGH LOUNGE, EXTENDED FITTED KITCHEN / DINER, 2 BATHROOMS, OFF STREET PARKING, REAR GARDEN & SOLID SHED.

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

## LARGE EXTENDED FITTED KITCHEN / DINER

## 2 BATHROOMS & NO CHAIN





81 Western Road Southall Middlesex UB2 5HH email: info@poonamestates.co.uk Web: www.poonam-estates.com

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.

STORM PORCH	Double Glazed UPVC door & Double-Glazed windows. Tiled Flooring.
<b>GROUND FLOOR</b>	
HALLWAY	Radiator. Storage Under Stairs. Laminated Flooring.
THROUGH LOUNGE	23' 4" (into bay) x 10' 3" (7.11m x 3.12m) to 10' Two Radiators. Laminated Flooring.
KITCHEN	11' 3" x 15' 5" (3.43m x 4.7m) Plumbed for washing Machine. Partially tiled walls. Vinyl Flooring. Sink unit with mixer taps. Base & Wall Units. Fitted kitchen. Built in hob, oven & hood. Boiler "Main". Double glazed patio doors to garden.
SHOWER / WC	Tiled flooring. Hand basin with pedestal. Low Level WC. Radiator. Extractor fan. Shower cubicle with mixer tap & shower hose.
FIRST FLOOR	
LANDING	Access to the Loft.
REAR BEDROOM 1	10' 2" x 10' 0" (3.1 m x 3.05 m) Radiator. Fitted wardrobes. Laminate Flooring.
FRONT BEDROOM 2	12' 7" x 9' 9" (3.84m x 2.97m) Radiator. Laminate Flooring. Fitted wardrobes.
FRONT BEDROOM 3	6' 8" x 6' 0" (2.03m x 1.83m) Radiator. Laminate Flooring.
BATHROOM / WC	Tiled Flooring. Fully tiled walls. Hand basin. Shower Unit. Low Level WC. Towel & radiator. Panelled Bath with Mixer Tap & shower attachment, shower screen & shower tap. Extractor fan.
<b>OUTSIDE</b> FRONT GARDEN	Approx 15' Block paved & off-street parking.
REAR GARDEN	Approx 45' Lawn area. Hose tap. Concrete patio area. Slab Paved Area.
SOLID SHED	15' 1" x 8' 1" (4.6m x 2.46m) Concrete flooring. Brick walls.
	Score Energy rating Current Potential   92+ A 81-91 83 B   69-80 C 69 69

D

Е

F

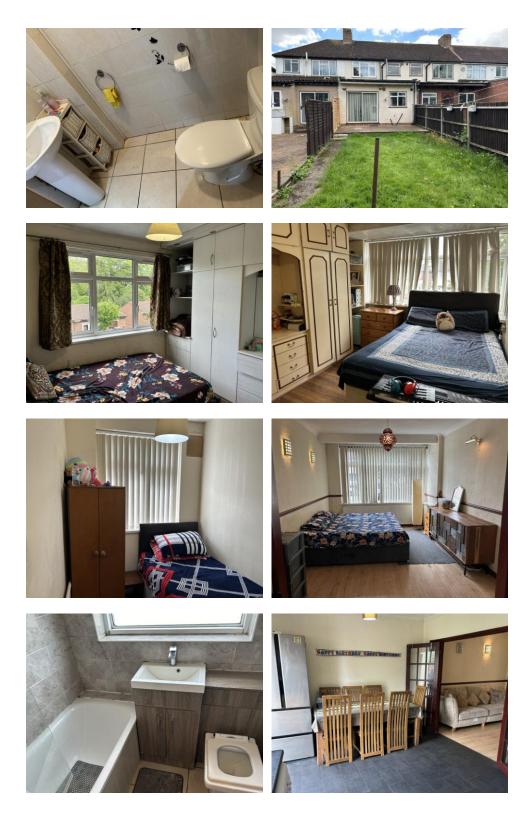
G

65 D

55-68

39-54 21-38

1-20



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.