

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



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

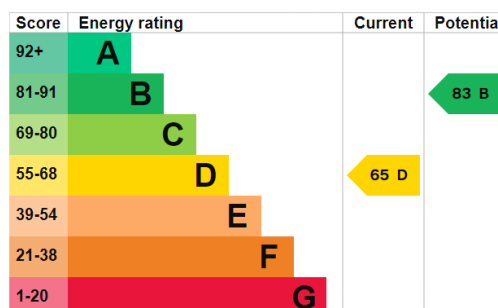
Comprises: 3 BEDROOMS, THROUGH LOUNGE, EXTENDED FITTED KITCHEN / DINER, 2 BATHROOMS, OFF STREET PARKING, REAR GARDEN & SOLID SHED.

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

LARGE EXTENDED FITTED KITCHEN / DINER

2 BATHROOMS & NO CHAIN

STORM PORCH	Double Glazed UPVC door & Double-Glazed windows. Tiled Flooring.
GROUND FLOOR	
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" (3.1m x 3.05m) 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.
OUTSIDE	
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.



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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.