

## Offers In Excess Of £ 535,000 Freehold Woodlands Road, Southall, UB1 1EJ



End of Terrace HOUSE, located near amenities, ELIZABETH LINE & motoring distance of HEATHROW, M4 & A40.

Features: 3 BEDROOMS, 2 RECEPTIONS, FITTED KITCHEN, 2 BATHROOMS & REAR GARDEN WITH STROAGE SHED.

## IN NEED OF MODERNISATION & NEAR AMENITIES

**Woodlands Road, Southall, UB1 1EJ**

## **GROUND FLOOR**

### **HALLWAY**

Radiator, Storage Under Stairs, carpets.;

### **FRONT RECEPTION**

12' 06" x 12' 03" (3.81m x 3.73m) Radiator. Double Glazed Window, Carpets

### **REAR RECEPTION**

12' 04" x 12' 03" (3.76m x 3.73m) Radiator. Double Glazed Window, Carpets

### **KITCHEN/DINER**

17' 07" x 9' 02" (5.36m x 2.79m) Plumbed for washing Machine, Fully tiled Walls, Ceramic Tiled Floor, Sink Unit with Mixer Taps, Fitted Kitchen, Gas cooker , Cooker Hood. Boiler " Worcester ", Door to garden.

### **WC/SHOWER**

Electric shower , Hand Basin, Low Level WC, Tiled Floor, Extractor fan,

## **FIRST FLOOR**

### **LANDING**

Access to the Loft, Storage Cupboard.

### **FRONT BEDROOM 1**

12' 03" x 11' 03" (3.73m x 3.43m) Radiator. Carpets.

### **FRONT BEDROOM 2**

12' 02" x 11' 03" (3.71m x 3.43m) Radiator. Carpets , Bay Window

### **BEDROOM 3**

9' 3" x 6' 09" (2.82m x 2.06m) Radiator. Carpets.

### **BATHROOM/WC**

Ceramic Tiled Floor, Fully tiled Walls, Hand Basin with Storage Unit. Low Level WC. Radiator. Panelled Bath with Mixer Taps & Shower Attachment. Extractor Fan

## **OUTSIDE**

### **FRONT GARDEN**

Small

### **REAR GARDEN**

30' (9.14m Over 30 Feet Lawn Area, Concrete Patio Area

### **STORAGE SHED**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.*