







Spacious 3/4 Bed Mid-Terraced Home with Outbuilding –  
Prime Southall Broadway Location – Huge Potential (STPP)

Located in the heart of Southall Broadway (UB1), this extended mid-terraced 3/4 bedroom, 2 bathroom home offers generous living space and excellent scope for development. The ground floor features a spacious entrance hallway, a large front reception room (also suitable as a 4th bedroom), a second sizeable reception room with access to a ground floor shower room, and a private rear garden with a brick-built outbuilding – perfect for a home office, gym, or studio.

Upstairs, there are two large double bedrooms, a well-sized boxroom, and a family bathroom. The property is in need of updating, making it ideal for buyers looking to modernise or invest. With huge potential to extend (STPP) or convert into two flats, this is a rare opportunity in a sought-after.



3/4 Bed, 2 Bath Extended Mid-Terrace

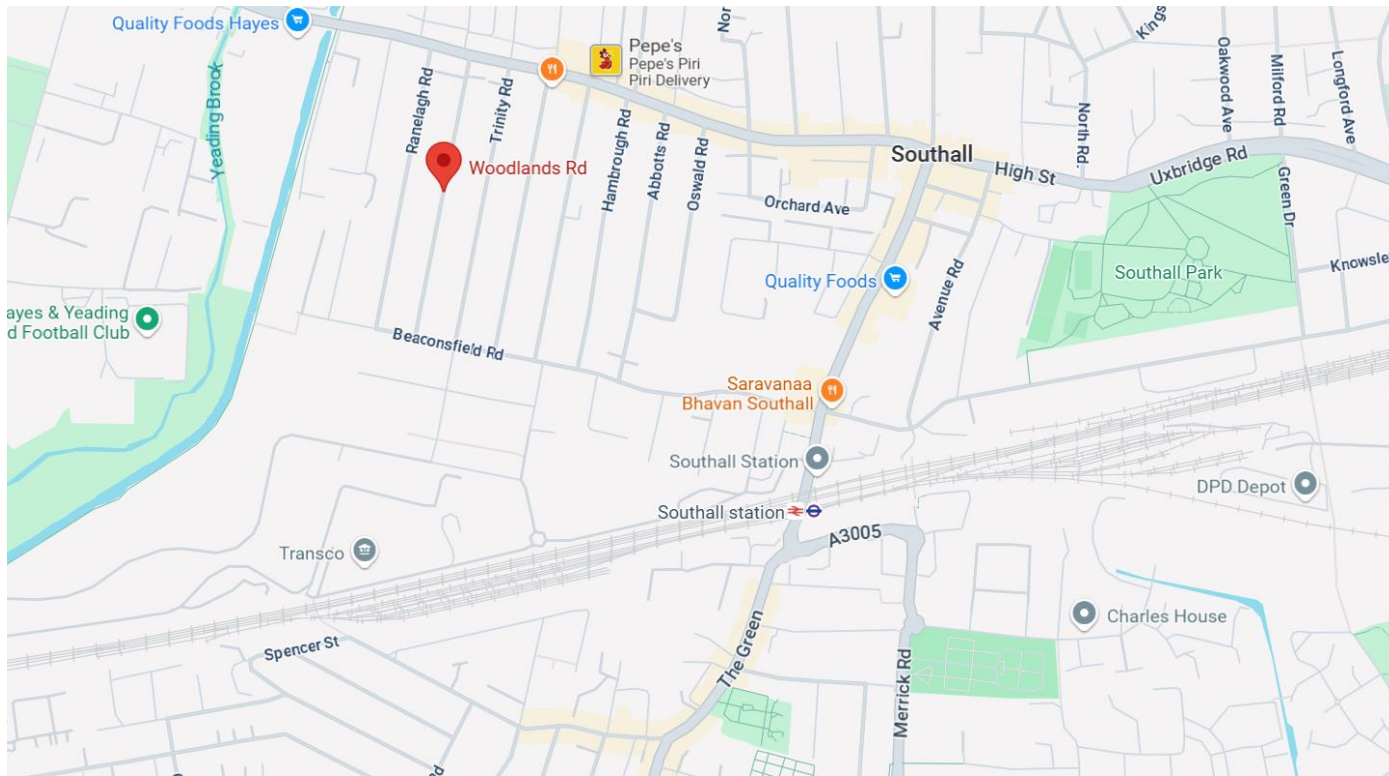
Needs Modernising – Great Investment Potential

Large Brick Outbuilding – Ideal Office/Gym

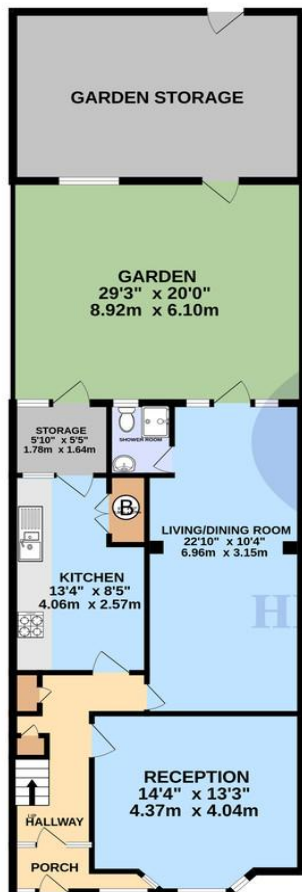
Private Rear Garden

Minutes from Southall Station (Elizabeth Line)

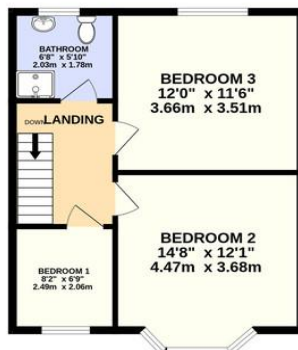




GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1425sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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