



## Hunt Road, , Southall, UB2 4RR

- Split Level Maisonette
- Separate Kitchen/Diner
- Ground Floor WC/First Floor Family Bathroom
- Street Parking
- Viewings Advised
- Three Spacious Bedrooms
- Large Reception Room
- Private Rear Garden with Rear Access
- Walking Distance from Local Amenities, Schools & Transport Links
- EPC Rating: D/Council Tax: B

**Asking Price £299,950**



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## DESCRIPTION

Situated in a popular residential area of Southall, this well-presented split level maisonette offers generous living space, practical layout, and excellent convenience for families and commuters.

The property has three spacious bedrooms, providing ample room for growing families, home working, or guest accommodation. The bright and large reception room creates a welcoming space for both relaxing and entertaining, while the separate kitchen/diner offers plenty of room for cooking, dining, and everyday family life.

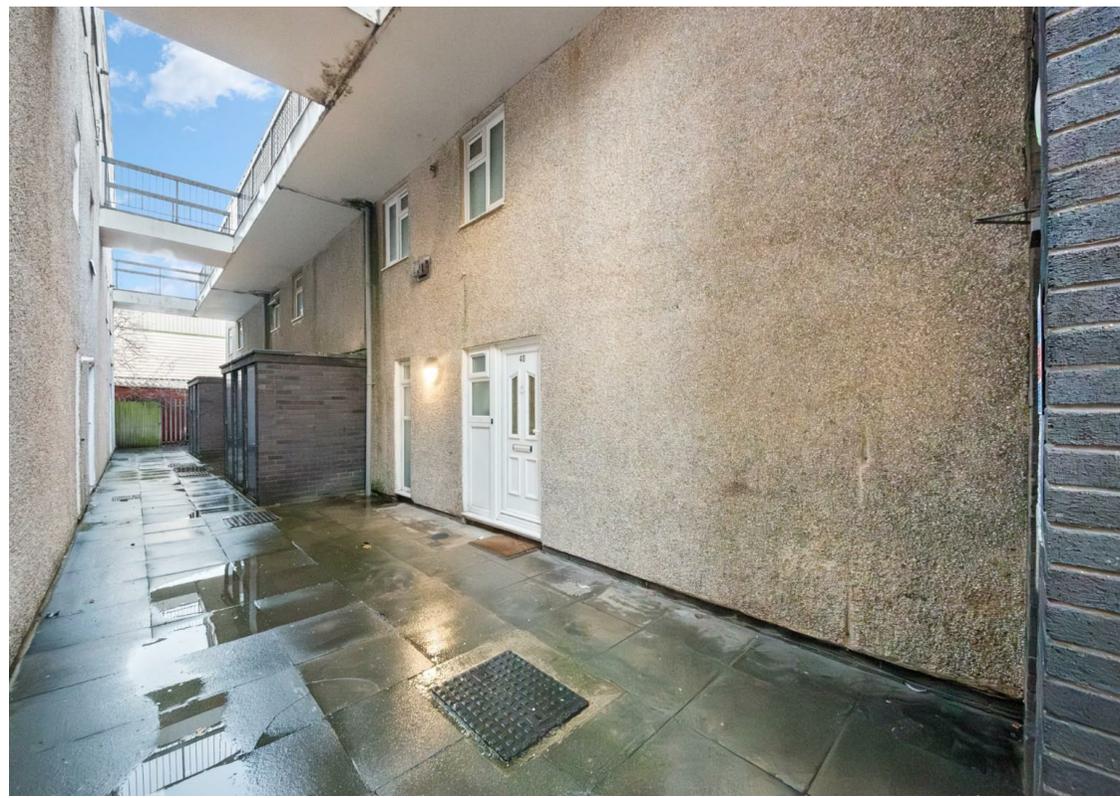
Arranged over two levels, the home benefits from a ground floor WC and a first floor family bathroom, ensuring comfort and practicality for busy households.

To the rear, you'll find a private garden with rear access – perfect for outdoor dining, children's play, or simply enjoying the warmer months. The property also benefits from street parking.

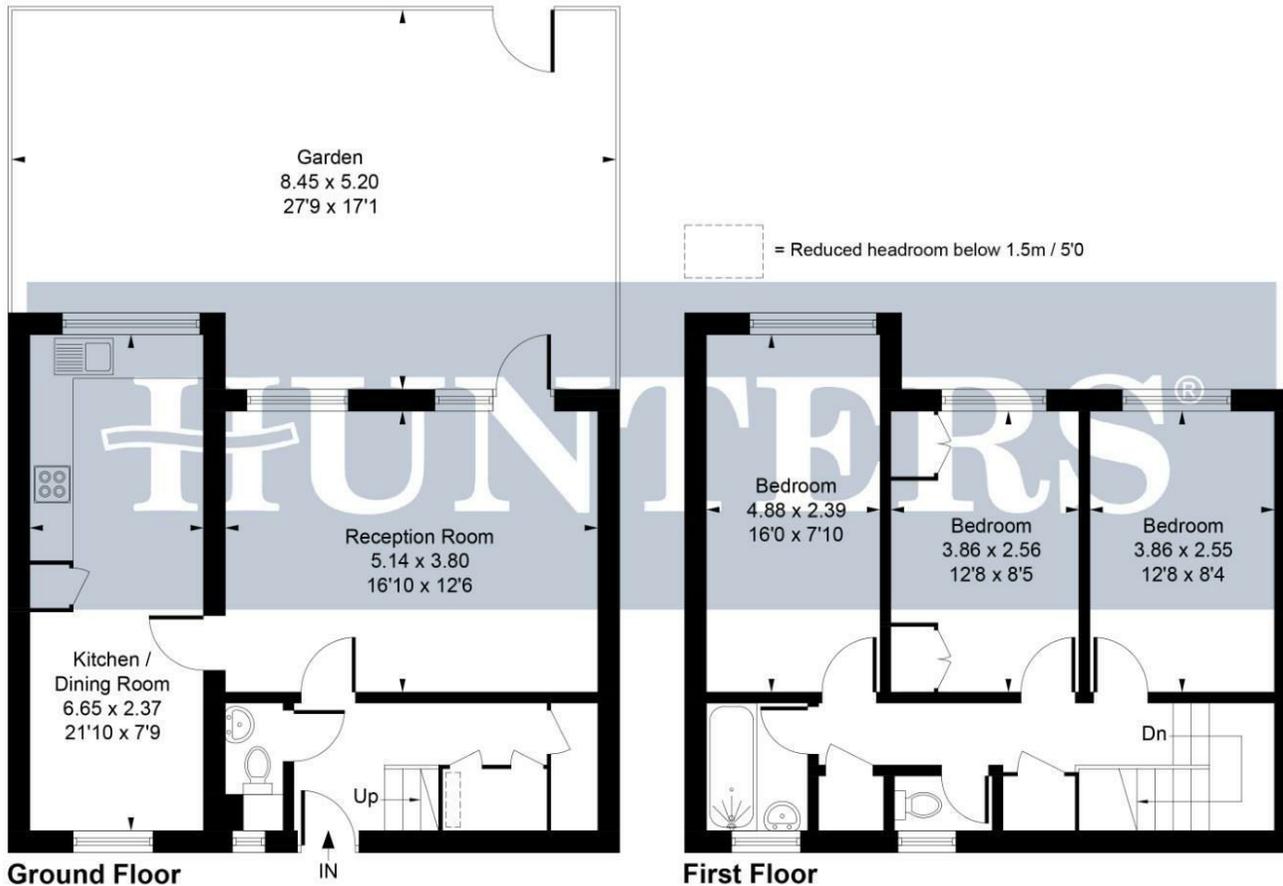
Ideally located, Hunt Road is within walking distance of local amenities, reputable schools, and excellent transport links, including an approximately 0.5 miles to Southall Station, offering convenient connections into Central London and beyond.

EPC Rating: D/Council Tax: B  
Good investment as the gross yield is 7.2%





Approximate Gross Internal Area  
95.64 sq m / 1029 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

**Produced for Hunters**

### Viewings

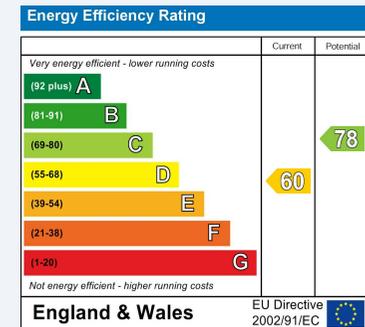
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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