







# Lady Margaret Road, Southall, UB1 2RD

- Three Large Bedrooms
- NO CHAIN
- Two Reception Rooms
- Off Street Parking
- Council Tax Band D
- Terraced House
- Great Location
- Front and Rear Gardens
- Potential to Extend (STPP)
- EPC Rating D

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HERE TO GET *you* THERE

## Asking Price £515,000

# Lady Margaret Road, Southall, UB1 2RD

## DESCRIPTION

Situated in a popular and prime location, is this three bedroom terraced house which is being offered for sale with NO ONWARD CHAIN in Lady Margaret Road. The property serves as a blank canvas for its new owners and is close to amenities, transport links and schools.

The property comprises entrance hall, two separate reception rooms, fitted kitchen, three large bedrooms to the first floor and a separate bathroom. Outside, the property has front and rear gardens with the added benefit of off street parking.

Ideally situated on the vibrant and highly sought-after Lady Margaret Road in Southall, this property offers the perfect blend of suburban comfort and urban convenience. Residents will enjoy having the bustling shops, diverse eateries, and local amenities of Southall Broadway right at their doorstep. Commuters are exceptionally well-catered for, with Southall Station nearby providing fast, direct links to Central London and Heathrow Airport via the Elizabeth line, alongside major road links like the A40, A312, and M4 within easy reach. The area is perfect for growing families, boasting a fantastic selection of highly regarded schools within short walking distance, including Lady Margaret Primary School and Villiers High School. With excellent local bus connections (including the 120, 105, and 95 routes) right outside, this location truly places everything you need within effortless reach









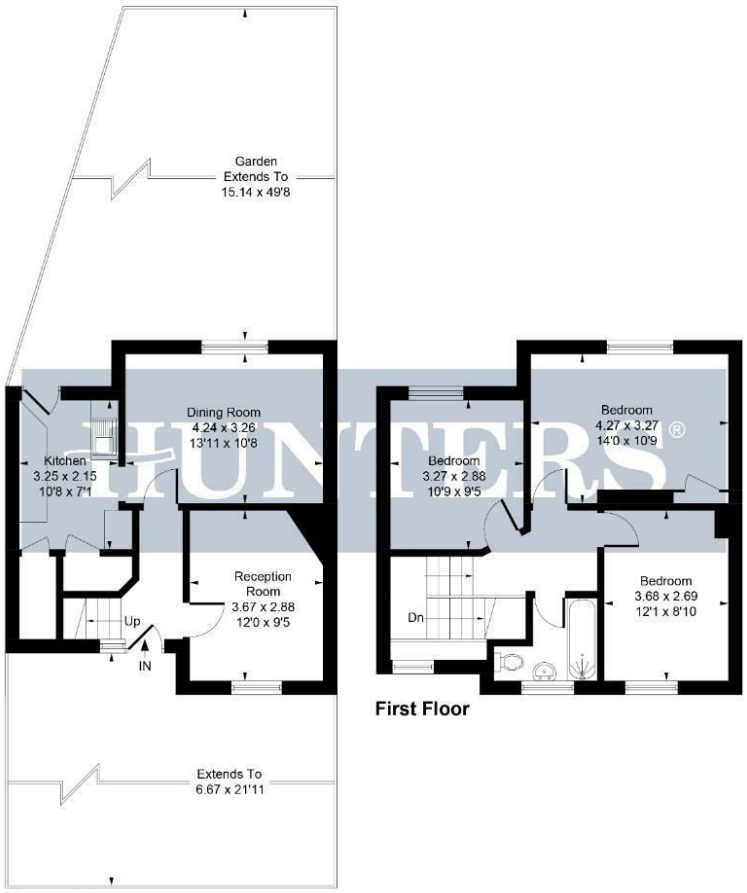








Approximate Gross Internal Area
89.69 sq m / 965 sq ft




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 purchaser.
**Produced for Hunters**

## Viewings

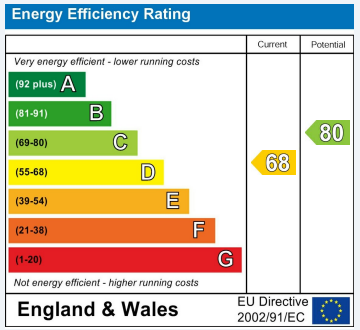
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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.


The Property Ombudsman

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