



## Penard Road, Southall

- Mid Terraced House
- Ground Floor WC & First Floor Bathroom
- Private Rear Garden
- NO CHAIN
- Viewing Highly Advised
- Three Bedrooms
- Large Kitchen/Diner
- Blank Canvas
- Street Parking
- EPC Rating: C/Council Tax: D

**Asking Price £450,000**

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# Penard Road, Southall

## DESCRIPTION

This well-positioned mid-terraced house presents an excellent opportunity for buyers seeking a home with scope to personalize and add value. Offering generous living space and a practical layout, the property is ideal for families, first-time buyers, or investors alike.

The ground floor features a bright and spacious separate reception room, which leads directly onto the private rear garden—creating a seamless flow between indoor and outdoor living. To the rear, a large kitchen/diner provides ample space for cooking, dining, and entertaining. A convenient ground floor WC further enhances the practicality of the home.

Upstairs, the property comprises three well-proportioned bedrooms, along with a family bathroom located on the first floor, offering comfortable accommodation for a growing household.

Externally, the property benefits from a private rear garden, providing a great outdoor space with potential for landscaping or extension (subject to planning permission). Presented as a blank canvas, this home is ready for its next owner to modernise and make it their own.

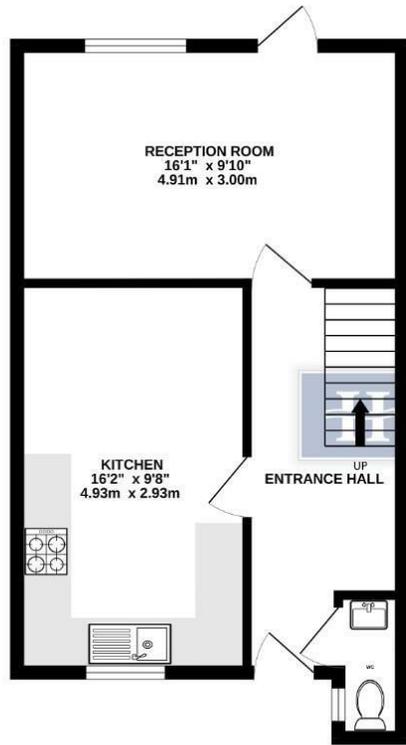
Located in a popular residential area of Southall, the property is well placed for local amenities, schools, and transport links, making it a highly desirable and convenient location.

**\*\*This property can also be purchased via 50% Shared Ownership for £225,000\*\***

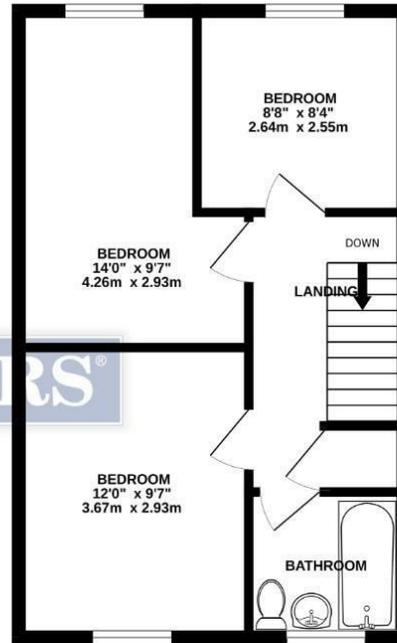
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GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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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## Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax: D

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		71			81
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

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