



Marlborough Road, Southall, UB2 5LP

- Three Bedroom
- Extended
- Through Lounge
- Large Rear Garden
- Good Condition Throughout

- Terraced House
- Two Bathrooms
- Off Street Parking
- Spacious Outbuilding with Shower Room
- EPC Rating C / Council Tax Band D

Asking Price £525,000

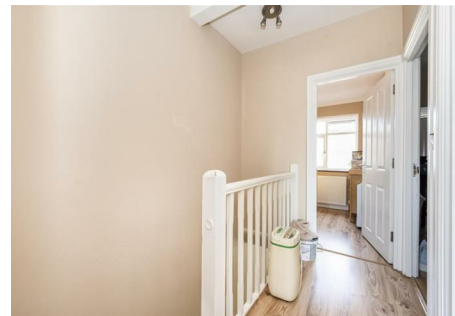
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Situated on a popular street in Southall is this extended, three bedroom home being offered for sale in good condition throughout on Marlborough Road. The property offers spacious accommodation, large rear garden and a large outbuilding.

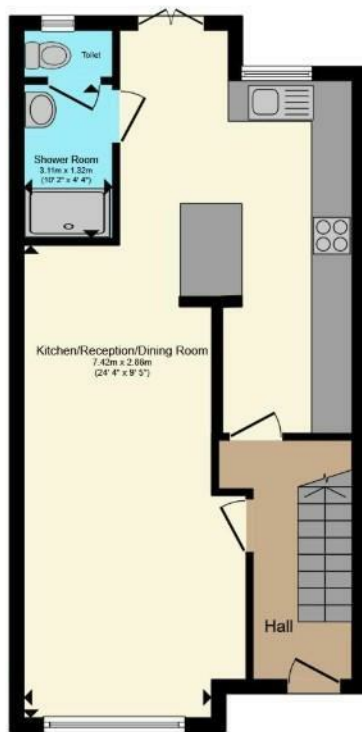
As you enter the property through the porch you then enter into the entrance hall, there is a large through lounge, modern fitted kitchen and ground floor shower room. To the first floor there are three bedrooms and a separate bathroom suite. Outside the property has off street parking to the front for two cars.

Marlborough Road is situated within close proximity to Southall King Street & Western Road providing local amenities such as fast food restaurants, shops, 24 hour access gyms. There are also excellent nearby transport links located nearby such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools.

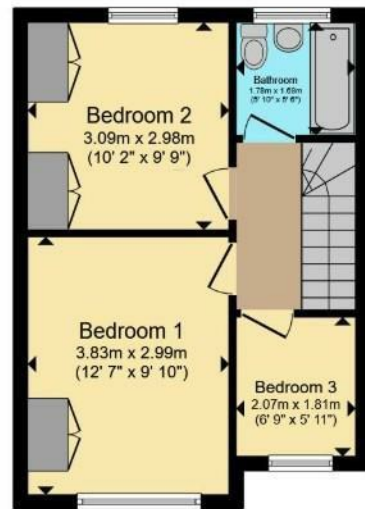


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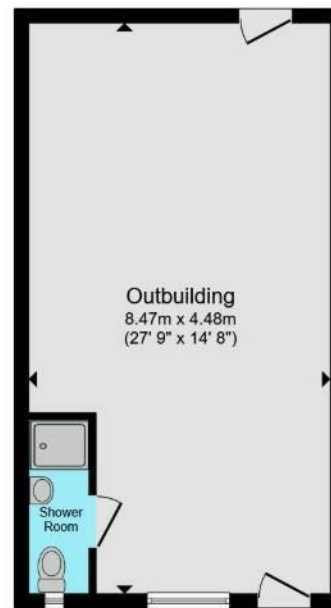




Ground Floor



First Floor



Outbuilding

Total floor area 118.1 m² (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

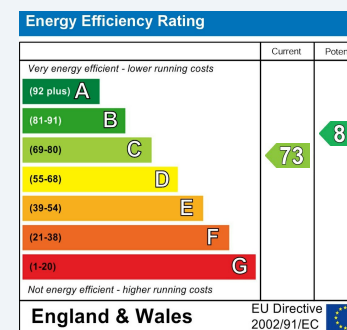
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.