



HUNTERS[®]
HERE TO GET *you* THERE



Hartington Road, Southall, UB2 5AU

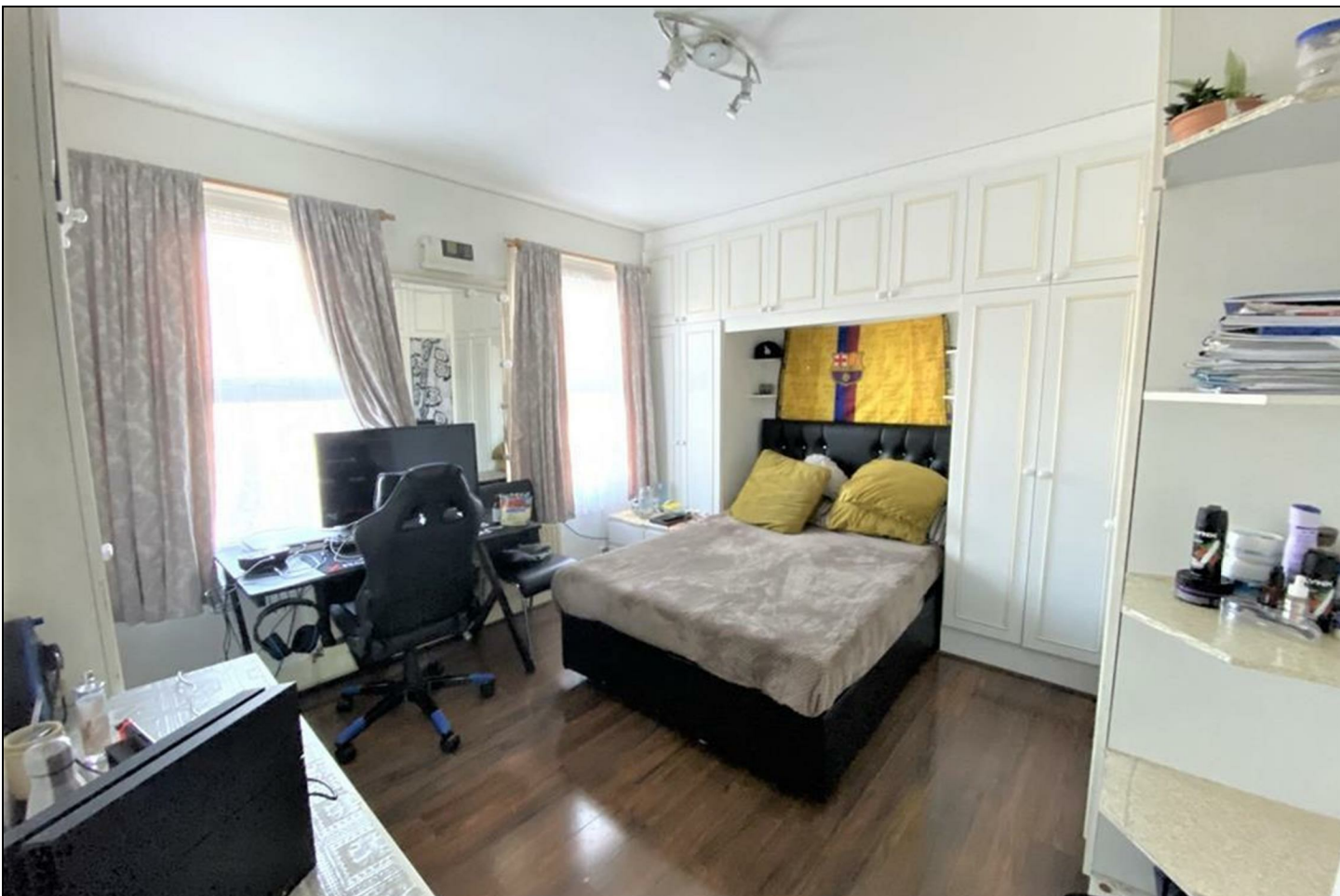
Offers In Excess Of £450,000



Brought to the market on Hartington Road in Southall is this well presented and spacious Two / three bedroom, terraced family home. The property is situated on a popular road and is perfect for first time or investment buyers.

The property comprises entrance hall, sitting room, dining room, modern fitted kitchen, ground floor three piece bathroom and three first floor bedrooms. Externally the property has private front and rear gardens.

Hartington Road is situated in Southall and is within close proximity to local schools, transport links and amenities. The Southall Train Station is a short walk / journey away along with access to the A312/A40 motorway links. Heathrow Airport and Stockley Business Park are also within easy reach.



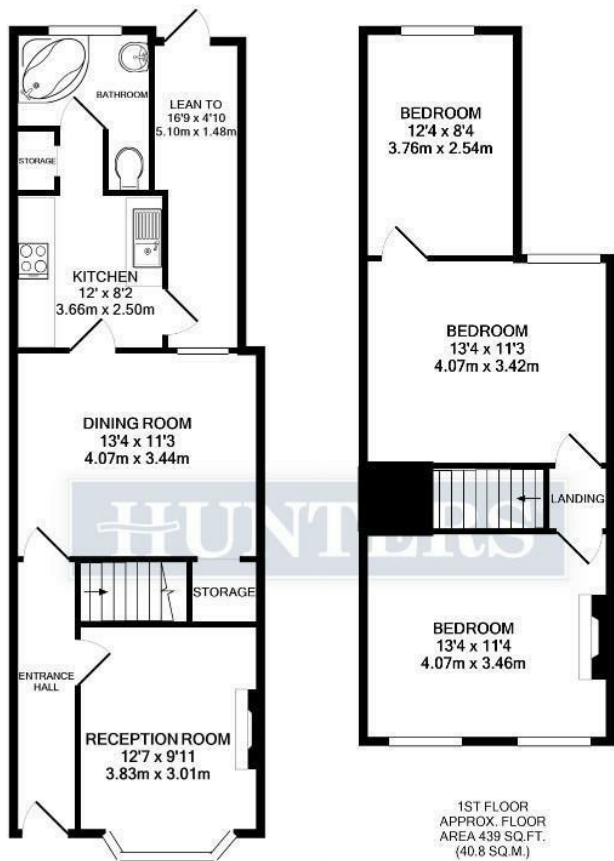
KEY FEATURES

- Three Bedrooms
- Terraced Family Home
- Two Reception Rooms
- Private Rear Garden
- Ground Floor Bathroom
- Modern Fitted Kitchen
- Within Close Proximity To Southall Train Station
- Local Schools, Amenities & Transport Links
Nearby
- EPC Rating D
- Ideal Investment Or First Time Purchase







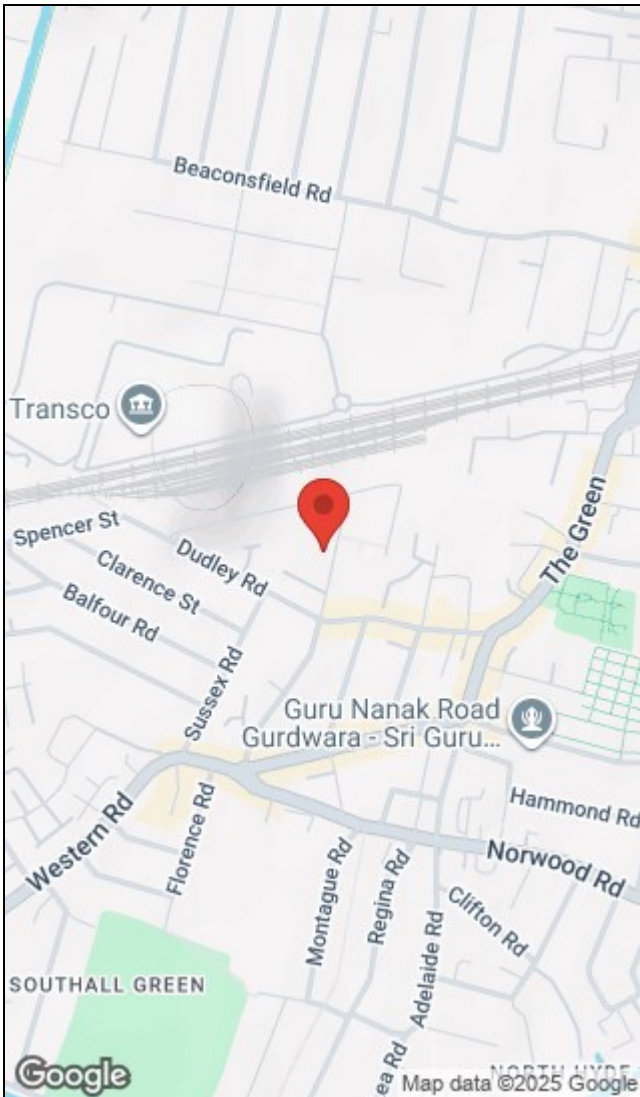


GROUND FLOOR
APPROX. FLOOR
AREA 567 SQ.FT.
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)

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. 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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