



Beaconsfield Road, Southall, UB1 1DA

- Three Bedrooms
- Two Modern Bathrooms
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Popular Location & Close Proximity to the Station
- End of Terrace
- Extended
- Rear Garden w/ Side Access
- Through Lounge
- EPC Rating: TBC

Asking Price £528,000

HUNTERS®
HERE TO GET *you* THERE

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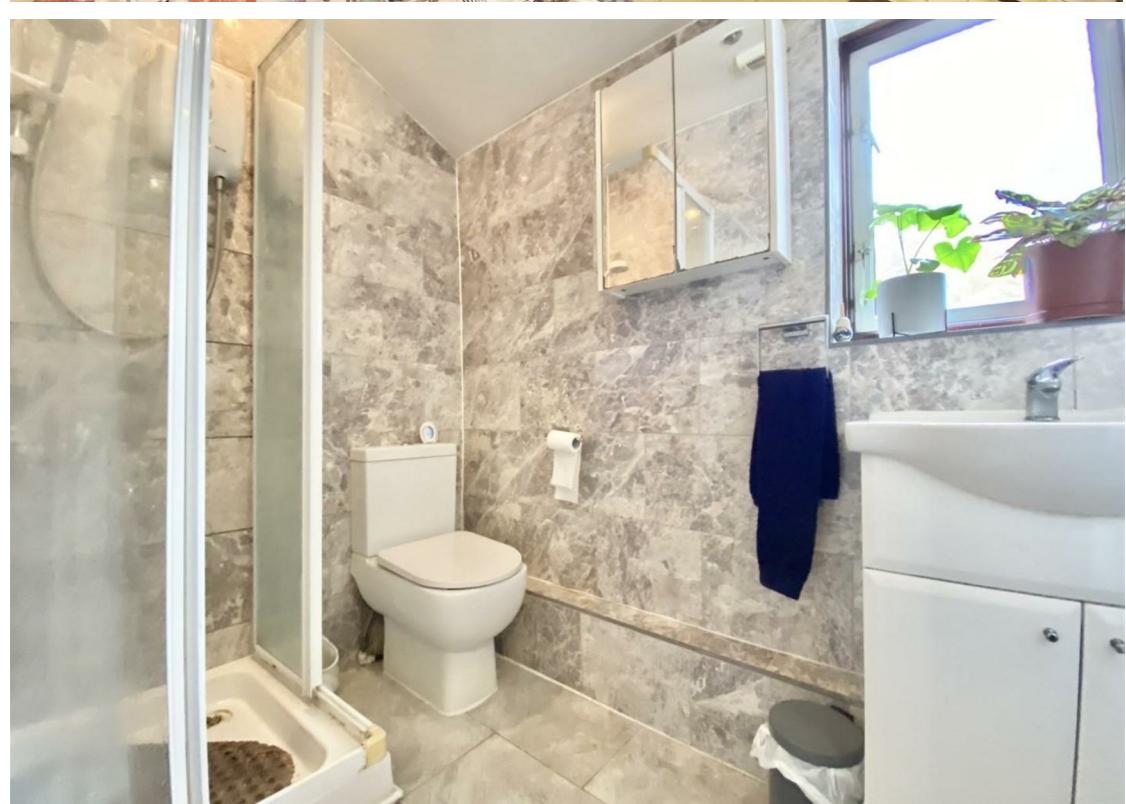
DESCRIPTION

Situated on Beaconsfield Road in Southall is this well presented and extended, three bedroom end of terraced house. The property is offered for sale in good condition throughout and is set on a popular street with easy access to amenities and transport links.

The property comprises entrance porch to hall, through lounge reception room, modern fitted kitchen, ground floor bathroom suite and an extended living room. To the first floor you are met with three bedrooms, separate shower room and storage. Outside, the property has front and rear gardens with benefit of side/rear access.

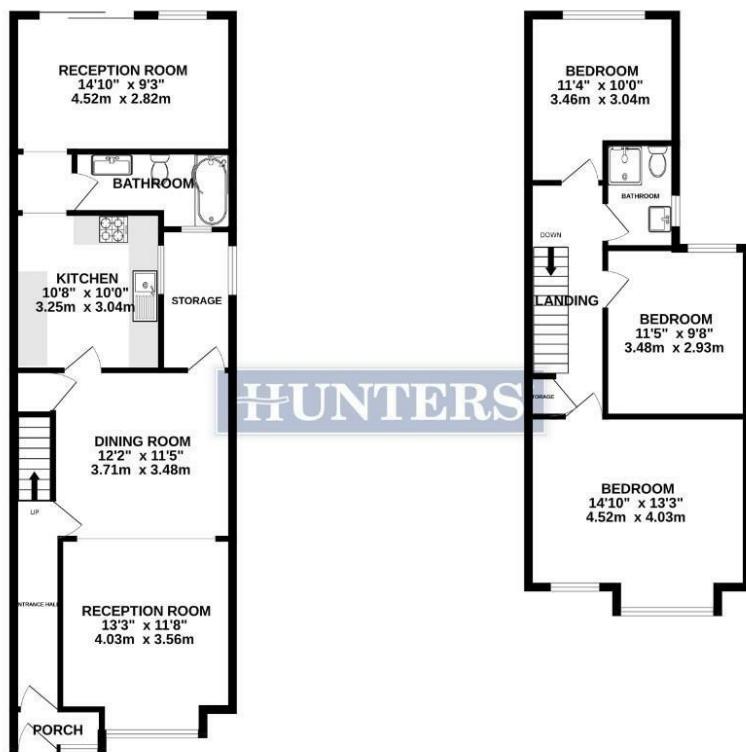
Beaconsfield Road is set off South Road in Southall and is within close proximity to local schools, transport links and shopping facilities. You are a short drive from the A312/A40 motorway links along with great access into Heathrow. Contact Hunters today for an appointment on 0208 848 0978.





GROUND FLOOR
725 sq ft. (67.3 sq.m.) approx.

1ST FLOOR
510 sq ft. (47.4 sq.m.) approx.



Whilst every effort has been made to ensure the accuracy of the floorplans 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.