



Queens Road, Southall, UB2 5AY

- Terraced House
- Two reception Rooms
- Family Bathroom & Ground Floor WC
- Street Parking
- Viewing Advised

- Four Bedrooms
- Open Plan Kitchen
- Good Condition
- Extended
- EPC Rating: TBC/Council Tax Band: C

£535,000



Queens Road, Southall, UB2 5AY



Situated on Queens Road, this well-maintained terraced family home is offered in good condition throughout and provides spacious, well-balanced accommodation ideal for families or investors.

The ground floor features two reception rooms, offering flexible living and dining space, leading through to a rear-extended open-plan kitchen, creating a practical and sociable layout. A ground floor WC further adds to the convenience of family living.

To the first floor, the property comprises three well-proportioned bedrooms and a family bathroom. The loft extension provides an additional fourth bedroom, maximising living space and making this an ideal long-term family home.

Externally, the property benefits from on-street parking and is located within a popular residential setting.

Queens Road is well positioned for access to Southall town centre, offering a wide selection of local shops, supermarkets, cafés, and restaurants. The property is conveniently close to local schools, making it particularly appealing for families. Excellent transport links are nearby, including regular bus routes and Southall Station, which provides fast and direct services into Central London via the Elizabeth Line. Road users will also benefit from easy access to the A312, A40, and M4, making commuting straightforward.

EPC Rating: TBC/Council Tax Band: C



Queens Road, , Southall, UB2 5AY





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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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.