



Oswald Road, Southall, UB1 1HL

- Spacious Terraced House
- Impressive Internal Area - Approximately 118.8 Sq. M (1,280 Sq. Ft)
- Rear Garden w/ Outbuilding
- Through Lounge & Separate Dining Room
- Blank Canvas
- Three Bedrooms
- Being Sold with No Chain
- Great Location
- Close Proximity to Southall Broadway & Train Station
- EPC Rating: D

Asking Price £535,000

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HERE TO GET *you* THERE

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DESCRIPTION

Situated on Oswald Road in Southall is this impressively spacious, three bedroom house being offered to the market as a blank canvas for its new owners and being sold with NO ONWARD CHAIN spanning over 1,200 square feet. The property is set in a popular location and is moments away from Southall Broadway.

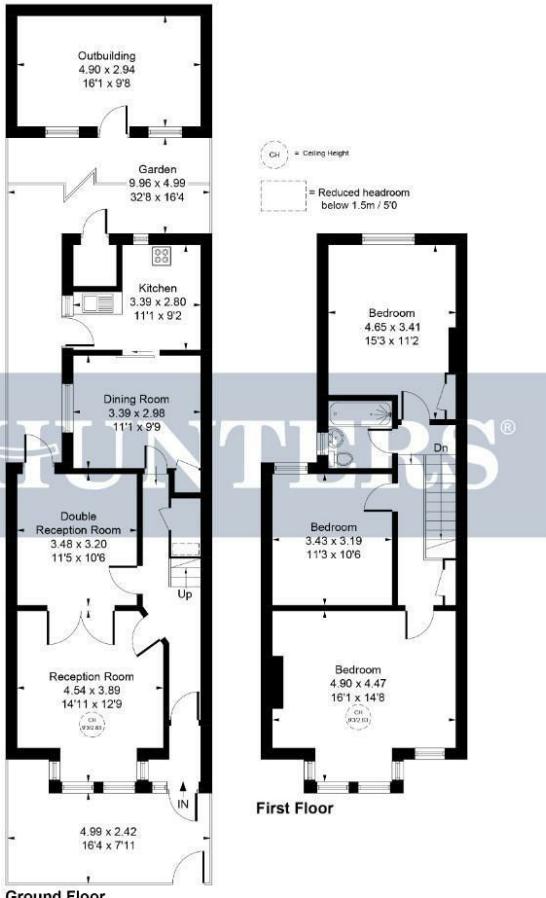
The property comprises entrance hall, through lounge reception room, separate dining room, separate kitchen, three well sized first floor bedrooms and a separate bathroom suite. Outside, the house offers a front and rear gardens along with an outbuilding which can be used for storage or converted into a gym, study or play room.

Oswald Road is set off The Broadway in Southall and is within close proximity to local schools, transport links, shopping facilities and a Sikh temple on the road. You are a short drive from the A312/A40 motorway links along with great access into Heathrow. Further transport links include accessibility to the Elizabeth Line via Southall train station providing greater access into London. Further benefits include being within a 3 minute walk from bus stops, with buses travelling to Uxbridge and White City, 0.5 miles away from the Elizabeth Line under Southall train station and a short drive from the M4 motorway, which (alongside the A40), is another route directly into central London.





Approximate Gross Internal Area = 118.89 sq m / 1280 sq ft
 Outbuilding = 14.62 sq m / 157 sq ft
 Total = 133.51 sq m / 1437 sq ft



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.

Produced for Hunters

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		79
(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.