



## 90 HAMBROUGH ROAD SOUTHALL, UB1 1JD

£2,800

We are pleased to offer this well-proportioned four-bedroom family home, ideally located on Hambrough Road in the heart of Southall.

The property features a generous lounge and dining area, a fitted kitchen, and a ground-floor bathroom, providing practical and flexible living space. The first floor comprises two well-sized double bedrooms, one single bedroom, and an additional washroom. The second floor features a converted loft currently used as a fourth bedroom, providing excellent additional space.

Additional benefits include a private rear garden, ideal for families or entertaining guests.

Situated in a highly convenient location, Hambrough Road is moments away from Southall Broadway, with its wide selection of shops, restaurants, and local amenities. Southall Train Station is within walking distance, providing fast and direct links into Central London via the Elizabeth Line.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.