



# Parkfields

Estates



## Trinity Road , Southall, UB1 1EW

Nestled on the charming Trinity Road in Southall, this delightful end-terrace house offers a perfect blend of modern living and classic appeal. Built between 1930 and 1939, the property has been meticulously renovated to an immaculate standard, ensuring a comfortable and stylish home for its new owners.

Boasting three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in. The property features a contemporary bathroom, designed with both functionality and elegance in mind.

One of the standout features of this home is its prime location. Just a stone's throw away from Southall Broadway, residents will find a plethora of local shops, amenities, and schools, making daily life convenient and enjoyable. Additionally, the property is within walking distance to the Southall Elizabeth Line, providing excellent transport links for commuters and easy access to central London.

Offers In The Region Of £475,000

# 46 Trinity Road , Southall, UB1 1EW



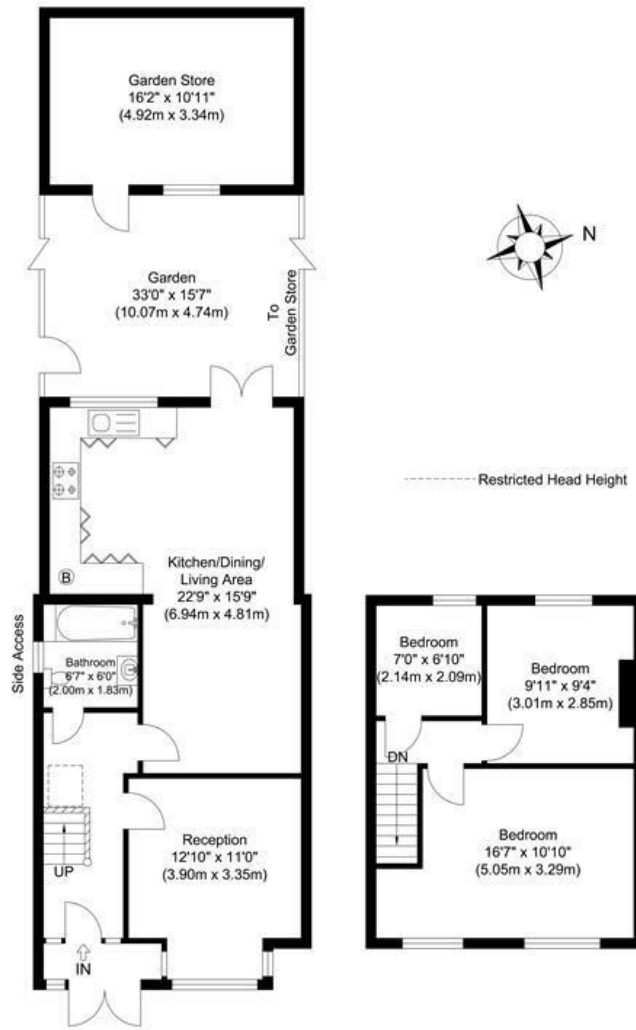
- EXTENDED END TERRACE
- PRIVATE FRONT AND REAR GARDEN WITH OUTBUILDING
- STONES THROUGH AWAY FROM SOUTHALL BROADWAY
- IMMACULATE CONDITION
- MODERN KITCHEN
- WALKING DISTANCE FROM LOCAL AMENITIES, SCHOOLS AND SOUTHALL ELIZABETH LINE
- GROUND FLOOR BATHROOM
- THREE BEDROOMS
- NO CHAIN



Directions



# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 580.28 sq. ft.  
 ( 53.91 sq. m)

**First Floor**  
 Approximate Floor Area  
 347.35 sq. ft.  
 (32.27 sq. m)

**Total Gross Internal Area (Including Garden Store)**  
 1092.96 sq. ft.  
 (101.54 sq. m)

**Total Gross Internal Area (Excluding Garden Store)**  
 927.63 sq. ft.  
 (86.18 sq. m)

**Trinity Road, Southall, UB1**

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	