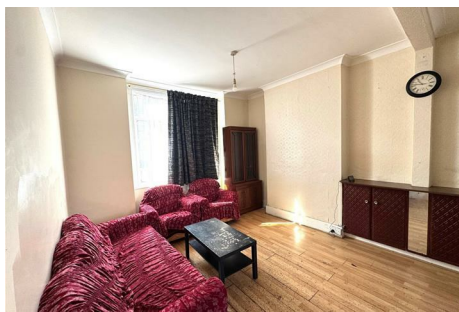




# Parkfields

Estates



## Shrubbery Road , Southall, UB1 2DU

Welcome to this charming semi-detached house located on the desirable Shrubbery Road in Southall. This property boasts a spacious 1,014 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day or hosting guests. With three inviting bedrooms, there is plenty of space for everyone to have their own sanctuary. The two bathrooms ensure no more waiting in line during the morning rush, adding convenience to your daily routine.

Dating back to the early 1900s, this house exudes character and history, offering a unique charm that is hard to find in modern properties. The age of the property adds a sense of nostalgia and heritage, making it a truly special place to call home.

Asking Price £525,000

# 13 Shrubbery Road

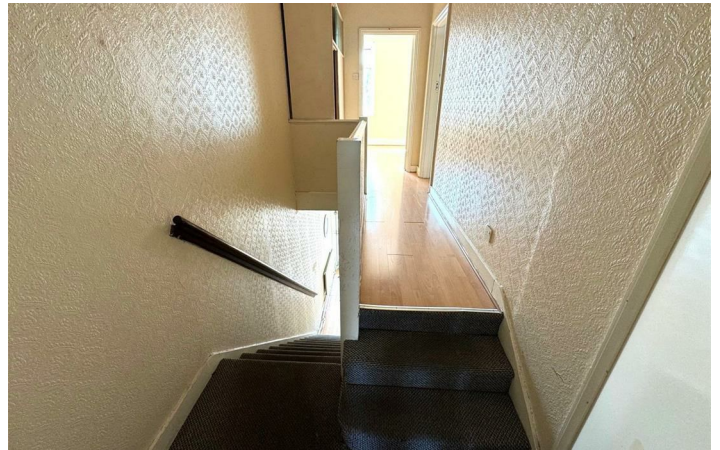
, Southall, UB1 2DU



- SEMI DETACHED
- THREE BEDROOMS
- 1014.60 SQFT
- JUST BY SOUTHALL HIGH STREET
- THROUGH LOUNGE
- FIRST TIME BUYER OPPORTUNITY
- EXCELLENT DEVELOPMENT OPPORTUNITY (STPP)
- GOOD SIZED REAR GARDEN
- RECENTLY RENOVATED BATHROOM



Directions



# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 507.30 sq. ft.  
 (47.13 sq. m)

**First Floor**  
 Approximate Floor Area  
 507.30 sq. ft.  
 (47.13 sq. m)

**Total Gross Internal Area**  
 1014.60 sq. ft.  
 (94.26 sq. m)

## Shrubbery 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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	