



# Parkfields Estates



## Allenby Road , Southall, UB1 2HP

Nestled on the charming Allenby Road in Southall, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. Spanning an impressive 852 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The three well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve the household's needs.

Constructed in the 1930's, this home retains a sense of character and warmth, making it a lovely place to settle down. The property also benefits from off-street parking, a valuable feature in this bustling area. For those with an eye for potential, there is scope to extend the property, subject to the necessary planning permissions, allowing you to tailor the space to your personal preferences.

Location is key, and this residence offers easy access to Greenford Broadway, where you will find a variety of shops, cafes, and amenities to cater to your daily needs. Additionally, the property is offered with no chain, ensuring a smooth and straightforward purchasing process.

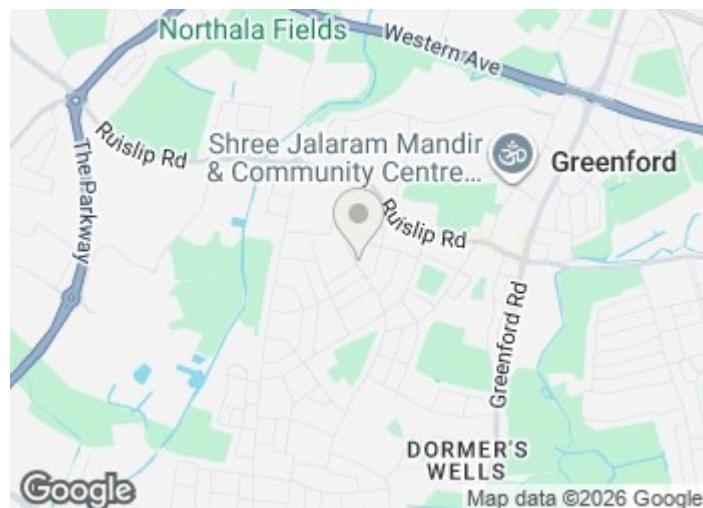
**Asking Price £535,000**



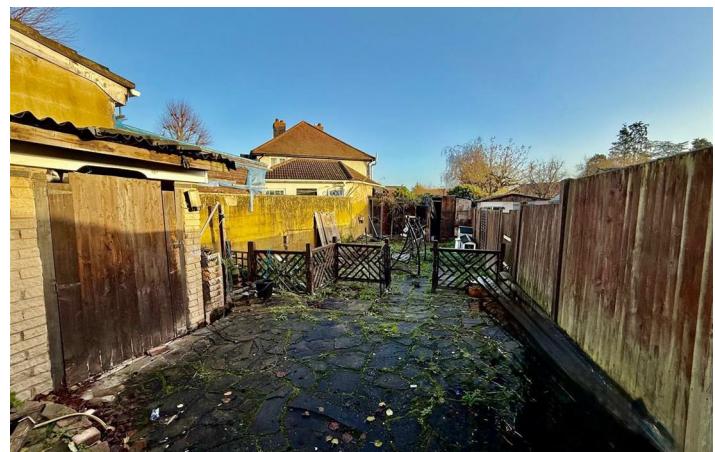
314 Allenby Road  
, Southall, UB1 2HP



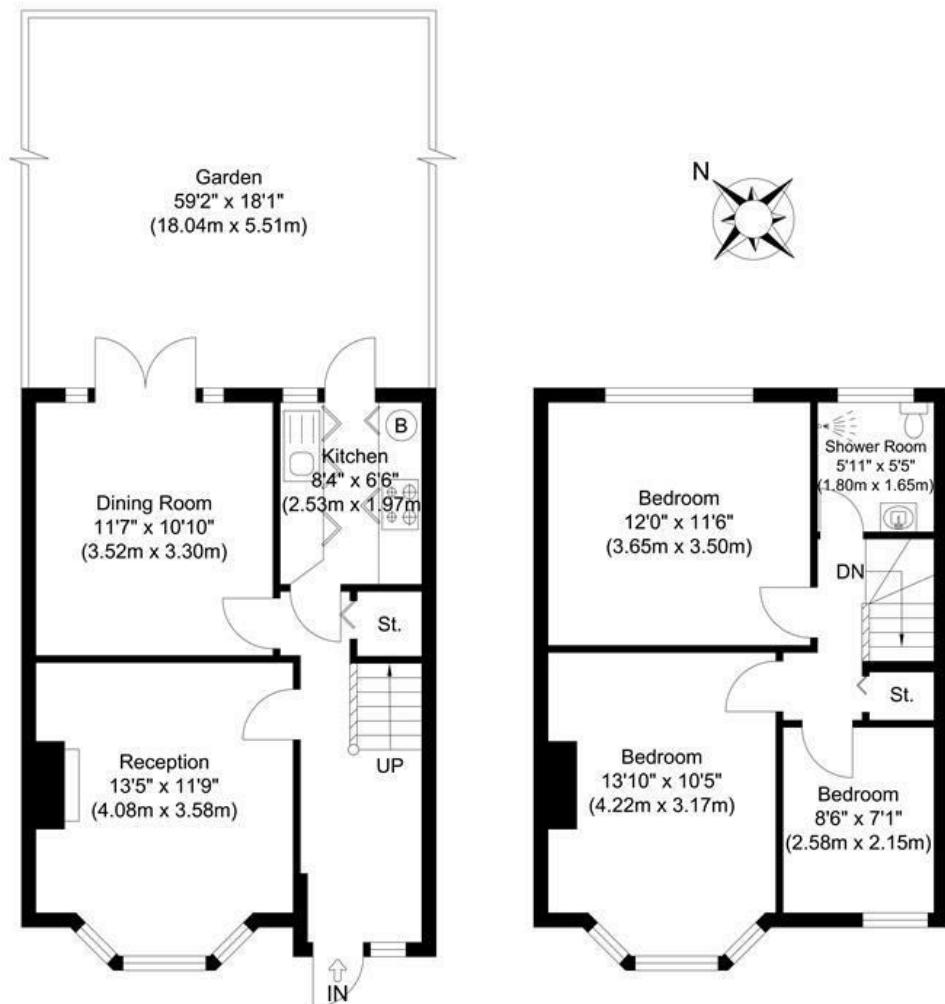
- POTENTIAL TO EXTEND (STPP)
- THREE BEDROOMS
- KITCHEN
- BATHROOM/WC
- EASY ACCESS TO GREENFORD HIGH SCHOOL
- IDEAL FOR FIRST TIME BUYERS
- TWO RECEPTIONS
- OFF STREET PARKING
- NO ONWARD CHAIN



Directions



## Floor Plan



Ground Floor  
Approximate Floor Area  
429.91 sq. ft.  
(39.94 sq. m)

First Floor  
Approximate Floor Area  
422.48 sq. ft.  
(39.25 sq. m)

Total Gross Internal Area  
852.39 sq. ft.  
(79.19 sq. m)

Allenby 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 firms 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) A		
(81-91) B		81
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	