



Parkfields

Estates



Rutland Road , Southall, UB1 2UR

OPEN HOUSE - SATURDAY 7TH MARCH AT 12:00PM - PLEASE CALL TO BOOK YOUR APPOINTMENT

Nestled on the charming Rutland Road in Southall, this delightful terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,016 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is the open plan kitchen and dining area, which has been thoughtfully designed to create a warm and inviting atmosphere. This area is perfect for family gatherings or casual meals, allowing for seamless interaction between cooking and dining. The property also features three well-proportioned bedrooms, ensuring that there is plenty of room for family or guests.

One of the standout features of this home is the six-meter rear extension, which enhances the living space and adds to the overall appeal. The large garden is a true gem, offering a private outdoor retreat where one

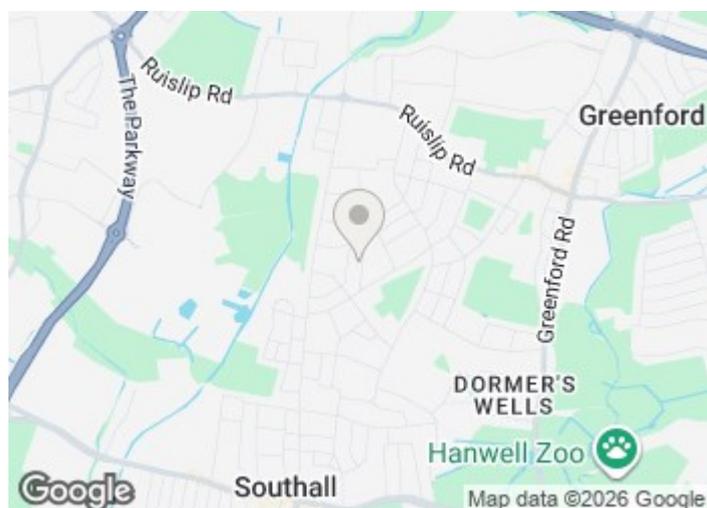
Offers Over £499,950

55 Rutland Road

, Southall, UB1 2UR



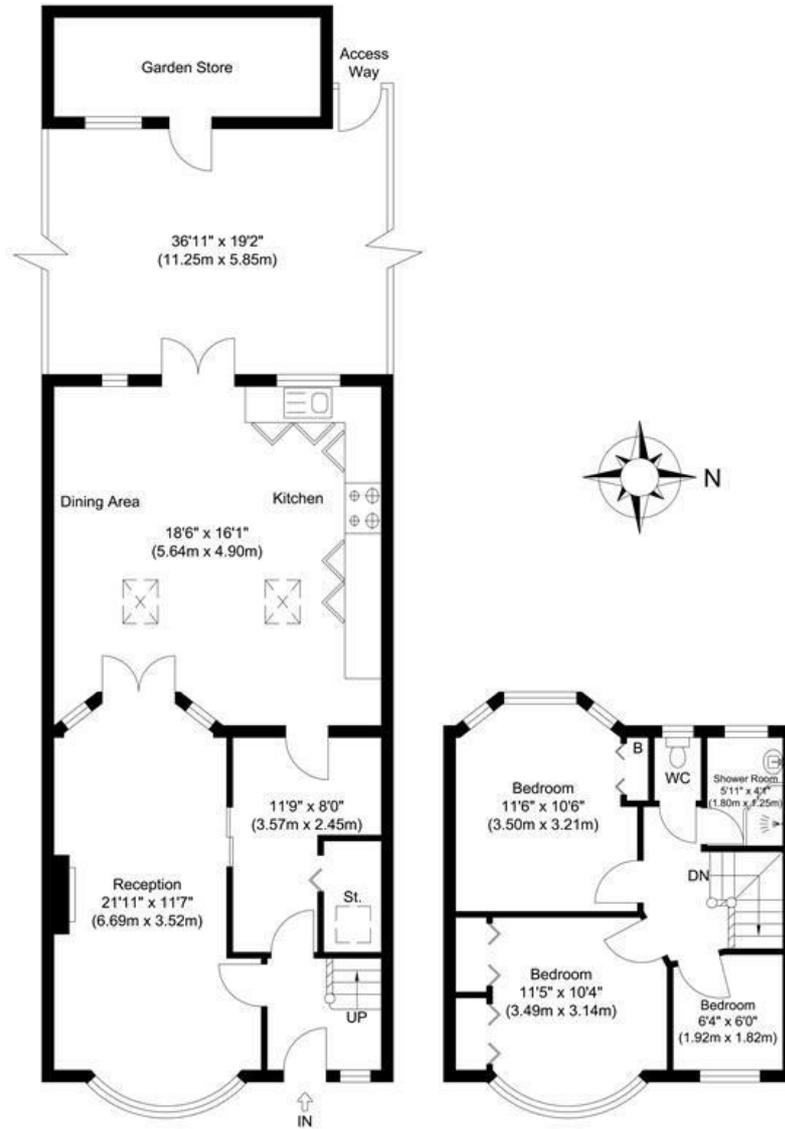
- OPEN HOUSE - 7th MARCH 2026 @ 12PM
- OPEN PLAN KITCHEN / DINER
- POPULAR ROAD
- SIX METER REAR EXTENSION
- OFF STREET PARKING
- SCHOOLING OPTIONS NEARBY
- THREE BEDROOMS
- LONG REAR GARDEN
- NO CHAIN



Directions



Floor Plan



Ground Floor
 Approximate Floor Area
 672.09 sq. ft.
 (62.44 sq. m)

First Floor
 Approximate Floor Area
 344.33 sq. ft.
 (31.99 sq. m)

Total Gross Internal Area
 1016.43 sq. ft.
 (94.43 sq. m)

Rutland 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.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | 69 | |
| (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 | |