



North Road, Southall, UB1 2JT

WOW! THIS IS A MAGNIFICENT FAMILY HOME TO TRULY BE PROUD OF AND YOUR EARLIEST VIEWING IS HIGHLY RECOMMENDED. THIS IS A 6 BEDROOM SEMI DETACHED HOUSE BENEFITTING FROM A DOUBLE STOREY SIDE AND SINGLE STOREY REAR EXTENSION AND BOTH A GROUND FLOOR AND FIRST FLOOR SHOWER ROOM/TOILET.

The property is modernised and presented to an exceptionally high standard throughout boasting a SPACIOUS LUXURY KITCHEN with integrated appliances, downstairs luxury shower/wet room and toilet, 3 RECEPTION ROOMS including a dining room plus study/occasional 7th bedroom with fitted furniture and a SUBSTANTIAL SIZED FAMILY ROOM with bi-folding doors to the garden. Upstairs has 3 double bedrooms all with fitted wardrobes and 3 single bedrooms, luxury shower room (double width shower) and toilet plus generous sized loft space suitable for conversion stpp. Outside you have a wonderful rear garden with a large brick built garden storage room, paved patio, well tended lawn, rosebush and flower bed borders (electrical sockets and water tap). To the front is a brick paved own drive parking 4 cars. North Road is within a popular residential area located near to Lady Margaret Road with excellent transport links and access to schools and Southall Broadway.

Guide Price £850,000

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Approximate Gross Internal Area = 177.79 sq m / 1914 sq ft
 Outbuilding = 35.30 sq m / 380 sq ft
 Total = 213.09 sq m / 2294 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Energy Efficiency Rating

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

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