



### Tachbrook Road, Southall, UB2 5JA

CHARRISON DAVIS ARE THE SELLERS SOLE AGENT FOR THIS SPACIOUS 3 DOUBLE BEDROOM + BONUS LOFT ROOM END OF TERRACED HOUSE OFFERING TREMENDOUS POTENTIAL AND AVAILABLE WITH NO ONWARD CHAIN - FANTASTIC RENTAL INVESTMENT OR BUILDERS PROJECT!

The property does have gas central heating and double glazed windows but will benefit from some updating and complete redecoration. Spacious rooms provide a lounge, kitchen/diner and ground floor bathroom. Upstairs has 3 double bedrooms and a bonus loft room. Outside has a paved rear garden and the front garden could be converted to provide off street parking STPP.

Located close to nearby amenities including Southall Broadway (Elizabeth line station for Paddington) and access to the M4 London, Heathrow and the M25.

**Guide Price £495,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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Approximate Gross Internal Area  
94.90 sq m / 1021 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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		

**England & Wales**

EU Directive  
2002/91/EC



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