



Maple Grove, Southall, UB1 2PA

PROPERTY OF THE WEEK!!
DO NOT MISS THIS!!

NO ONWARD CHAIN FOR THIS LARGER THAN EXPECTED 3 BEDROOM EXTENDED HOUSE WITH SPACIOUS LIVING SPACE THROUGHOUT AND A DETACHED GARDEN ROOM WITH SHOWER AND TOILET.

This excellent property boasts a generous 22' x 17' L shaped living room (could be converted into 2 rooms), spacious full width 16' fitted kitchen / dining room and a 3 metre double glazed conservatory.

Upstairs has 3 bedrooms, modern shower room and loft space suitable for conversion stpp.

Outside has a double glazed detached garden room with shower / toilet and to the front is a brick paved own drive parking 2 cars.

Situated just off Lady Margaret Road with easy access to both Greenford and Southall Broadways, convenient for Beaconsfield Primary and Nursery School, Hambrough Primary School and Villiers High School.

EARLY VIEWING HIGHLY RECOMMENDED!
SELLER KEEN TO SELL!

Asking Price £525,000

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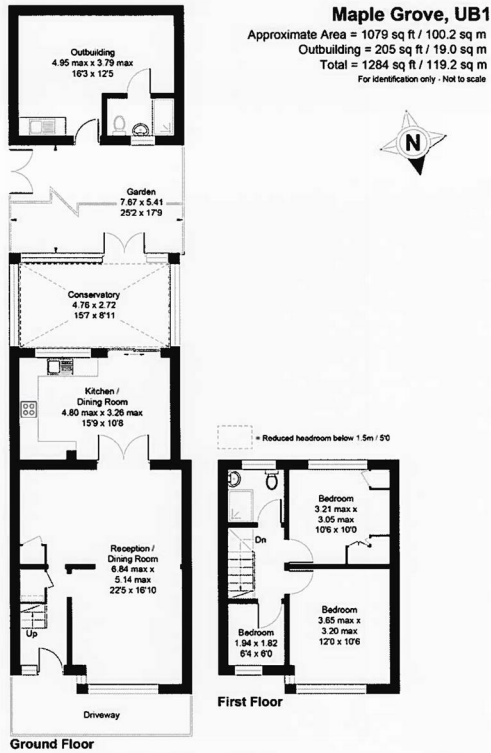
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Maple Grove, Southall

Floorplan 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

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>70</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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