

Sunnycroft Road, Southall, UB1 2XE Guide Price £575,000











With No Onward Chain, this extended terrace property features a bright and welcoming through lounge, an extended kitchen/diner offering a practical and sociable space as well as the added convenience of a WC all on the ground floor. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom and WC.

Externally, the property benefits from a good size rear garden with an outbuilding and rear access, providing useful storage or workspace potential. The front garden includes off-street parking and there is further on street parking available.

There is also scope for a loft dormer conversion, subject to the usual planning permissions.

Situated just off the popular Lady Margaret Road the property is conveniently located nearby to an ample array of local amenities and reputable schools such as Greenford High School scoring OUTSTANDING by OFSTED. Southall & Hanwell Overground Stations can be found within close proximity and for motorists the A40/ M40 lies close by connecting you to neighbouring towns.

## **Key Features**

- No Onward Chain
- Extended Terrace Property
  - Three Bedrooms
  - Through Lounge
- Extended Kitchen/ Diner
- Family Bathroom/ WC + Ground Floor WC
  - Good Size Rear Garden
  - Out Building with Rear Access
  - Front Garden with Off Street Parking
- Scope for Loft Dormer Conversion (stpp)







GROUND FLOOR 1ST FLOOR 345 sq.ft. (32.1 sq.m.) approx. 708 sq.ft. (65.8 sq.m.) approx.



## TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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