



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

**DBK**  
ESTATE AGENTS



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.

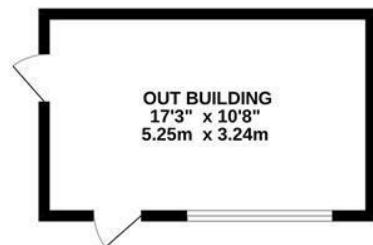
Situated just off the popular Lady Margaret Road the property is conveniently located nearby to an ample array of local amenities and reputable schools such as Greenford High School scoring OUTSTANDING by OFSTED. Southall & Hanwell Overground Stations can be found within close proximity and for motorists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

## Key Features

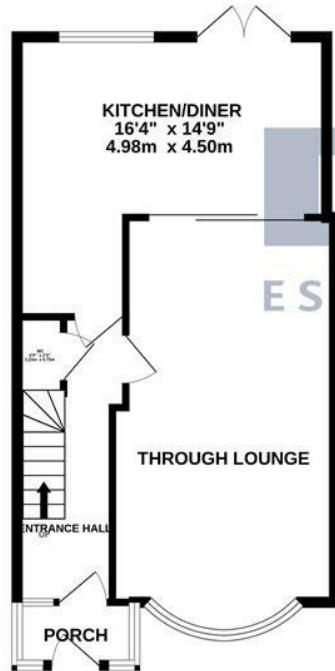
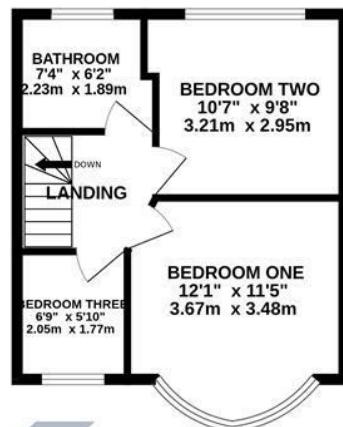
- No Onward Chain
- Extended Terrace Property
  - Three Bedrooms
  - Through Lounge
  - Extended Kitchen/ Diner
- Family Bathroom/ WC + Ground Floor WC
  - Good Size Rear Garden
  - Out Building with Rear Access
- Front Garden with Off Street Parking
- Scope for Loft Dormer Conversion (stpp)



GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



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

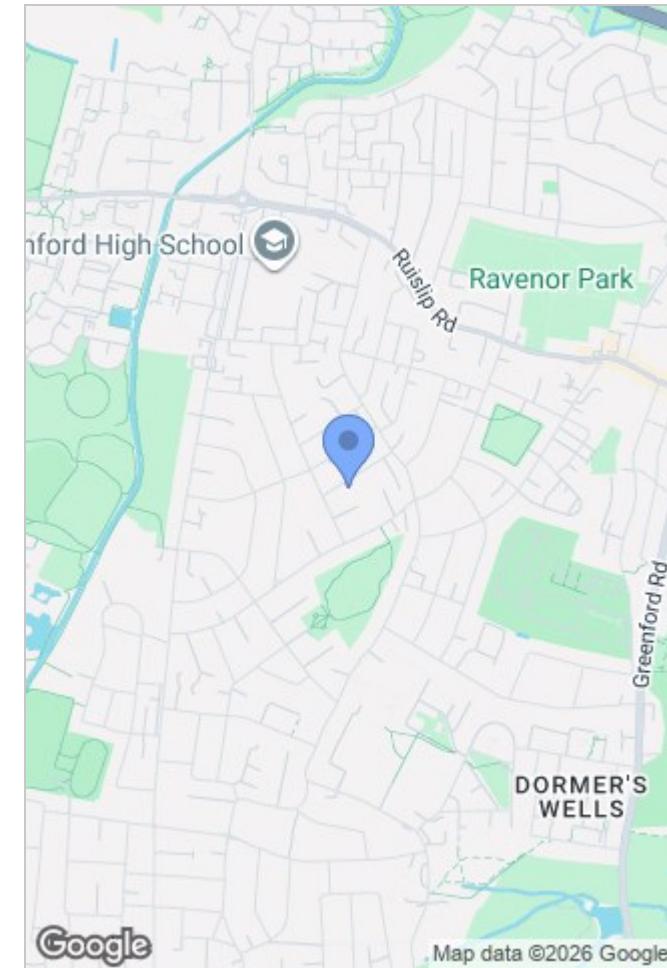


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TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The service systems depicted should not have been tested and no guarantee as to their operating efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			