



140 Rutland Road, Southall, Middlesex, UB1 2XT  
£439,050

**EVANS**  
& COMPANY



# Rutland Road Southall

- 2 Bedroom Terraced House
- Double Glazed
- Gas Central Heating
- Private Rear Garden
- Paved Front

Evans & Company are pleased to offer this spacious 2 bedroom terraced house located in a popular residential area, features include 2 double bedrooms, double glazed windows, gas central heating, private rear garden and a paved front garden area ideal for converting into off street parking.

## FRONT DOOR

To:

## ENTRANCE HALLWAY

Radiator, understairs storage cupboard, door to:

## L-SHAPED LOUNGE

17'9" x 15'3" (5.41 x 4.65)

Double glazed front aspect bay window, radiator, power points, feature fireplace, door to:





## KITCHEN

12'7" x 10'4" (3.84 x 3.15)

Rear aspect double glazed window and door, range of eye and base level units with roll edge work surface incorporating stainless steel sink with mixer taps, integrated gas hob with oven and overhead extractor fan, laminate flooring, tiled splashbacks, radiator, power points:

## STAIRS TO 1ST FLOOR

Access to loft, door to:

## BEDROOM 1

11'9" x 10'1" to bay (3.58 x 3.07 to bay)

Double glazed bay front aspect window, radiator, power points;

## BEDROOM 2

9'9" x 8'8" (2.97 x 2.64)

Rear aspect window, radiator, power points:

## BATHROOM

Frosted rear aspect window, bath with enclosed surround, low level flush w.c, pedestal hand wash basin, tiled splashbacks:

## REAR

Laid to lawn, garden path leading to storage shed.



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