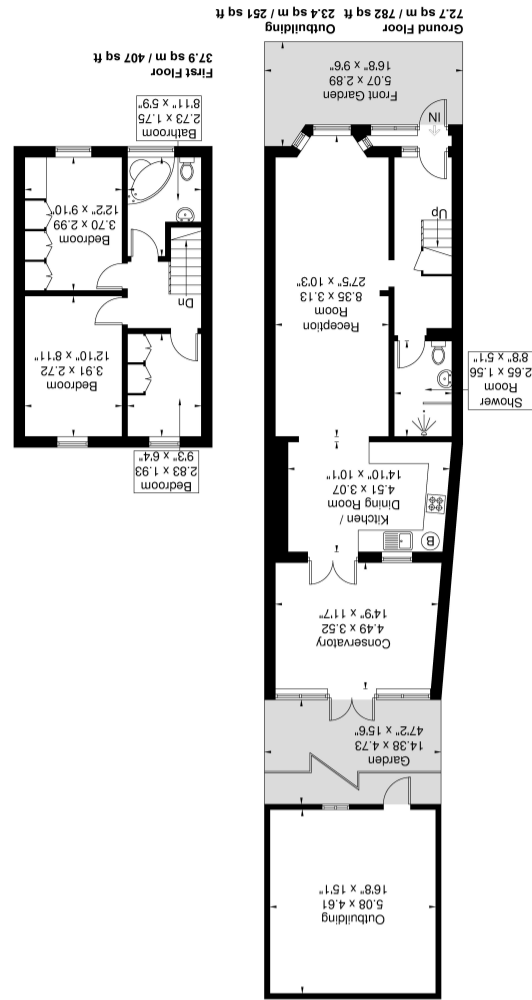


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	74
Potential	88

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



Stratford Road
 Approximate Gross Internal Area = 110.6 sq m / 1189 sq ft
 Eaves Storage / Reduced Headroom = 23.4 sq m / 251 sq ft
 Total = 134 sq m / 1440 sq ft



24 Stratford Road, Southall, Greater London. UB2 5PQ.

£549,950

A three bedroom EXTENDED mid terraced family home situated on a popular residential road close to the abundant shops restaurants of Southall Broadway. Alos minutes away from local schools, parks and a short walk to the grand union canal.

The spacious accommodation consists of a through lounge, downstairs shower room, extended kitchen/dining area and a conservatory. There is also an upstairs bathroom, a long rear garden and a flexible outhouse.

Other benefits with this property include good transport with access to both Heathrow Airport and the city with easy reach of Southall Elizabeth line station, great schools, road networks, bus routes and nearby shopping facilities.

Through Lounge

27' 5" x 10' 3" (8.36m x 3.12m) Front aspect double glazed bay window, radiators, opens onto kitchen / diner

Shower Room

Shower cubicle, pedestal wash hand basin, low level WC, tiled

Kitchen / Dining Room

14' 10" x 10' 1" (4.52m x 3.07m) Rear aspect window and doors to conservatory, range of eye and base level units with single drainer sink, plumbing and space for washing machine, gas cooker point with extractor hood, wall mounted boiler, tiled floor

Conservatory

14' 9" x 11' 7" (4.50m x 3.53m) Double glazed, radiator, tiled floor

Bedroom 1

12' 2" x 9' 10" (3.71m x 3.00m) Front aspect double glazed window, fitted wardrobes, radiator

Bedroom 2

12' 10" x 8' 11" (3.91m x 2.72m) Rear aspect double glazed window, radiator

Bedroom 3

9' 3" x 6' 4" (2.82m x 1.93m) Rear aspect double glazed window, fitted wardrobe, radiator

Bathroom

Front aspect double glazed frosted window, corner bath, wall mounted hand wash basin, low level WC, tiled

Garden

Mainly laid to lawn with patio area and flower bed borders

Outbuilding

16' 0" x 15' 1" (4.88m x 4.60m) Double glazed window and door, power and lights, wood laminate floor

