



### **Western Road, Southall, UB2 5EA**

### **Offers In The Region Of £535,000**

A spacious three bedroom town house location in this popular location with easy access to local shops, The Elizabeth Line, Heathrow Airport, M4 & M25. The accommodation comprises, on the ground floor, kitchen and wet room, on the first floor, lounge and bedroom one, on the second floor two bedrooms and bathroom, outside rear garden and front garden providing off street parking.

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**Hallway**

Radiator, understairs storage cupboard, vinyl flooring.

**Kitchen**



Single drainer sink unit with mixer tap,, further range of floor and wall units, hob and oven with extractor above, plumbing for washing machine, storage cupboard, part tiled walls, wall mounted "Worcester" boiler, double glazed door to garden.



**Wet Room**

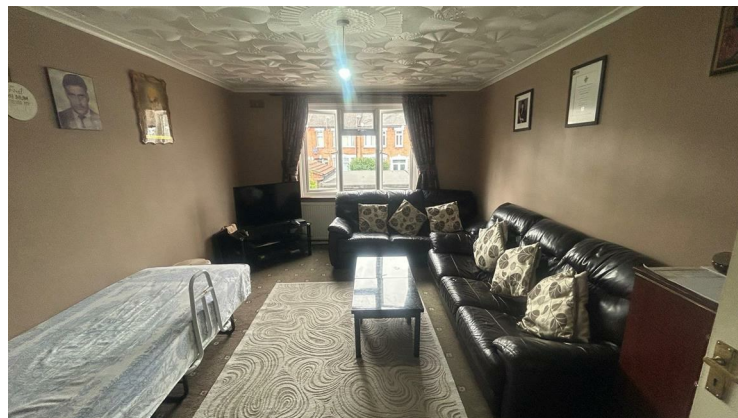


Shower area with seat and wall mounted shower unit, hand wash basin, low level w/c, vinyl flooring, radiator, tiled walls.

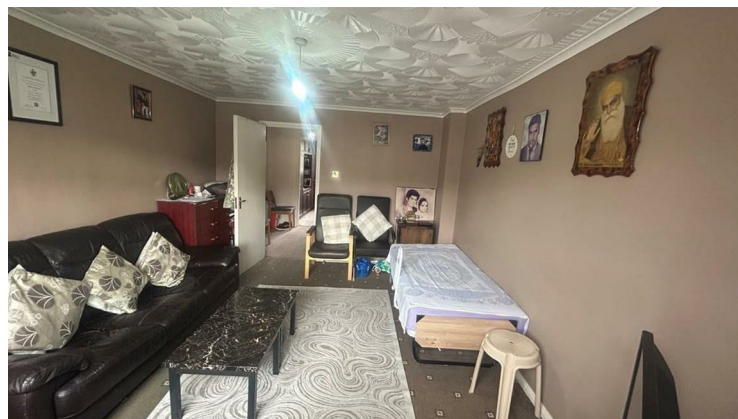
**First Floor Landing**

Stairs to second floor, radiator.

**Lounge**



Rear aspect double glazed window, radiator.



**Bedroom One**



Front aspect double glazed window, fitted wardrobes, radiator.

**Second Floor Landing**

**Bedroom Two**



Front aspect double glazed window, fitted wardrobes, storage cupboards, radiator.

**Bedroom Three**



Rear aspect double glazed window, radiator, access to loft.

**Bathroom**



Panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low level w/c, extractor fan, fully tiled walls, vinyl flooring.

**Outside**



**Rear Garden**



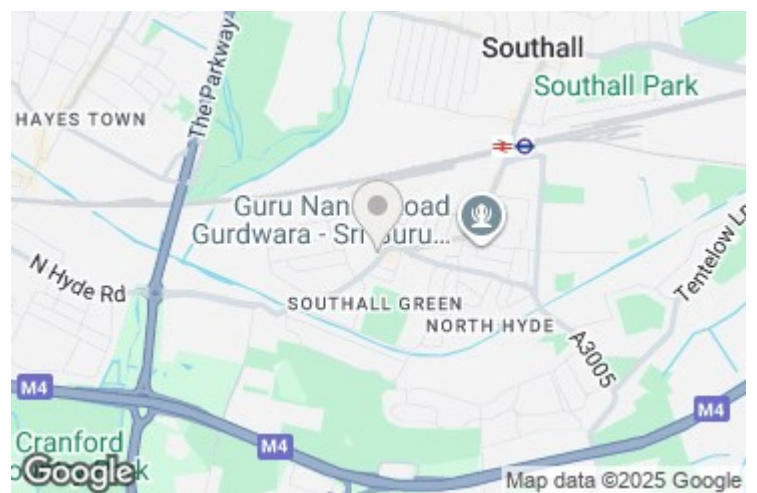
Concrete paved area, timber shed, tap.

**Timber Shed 12'10 x 12'2 (3.91m x 3.71m)**

Power and lighting, concrete flooring, fibre shelves, double glazed door and windows.

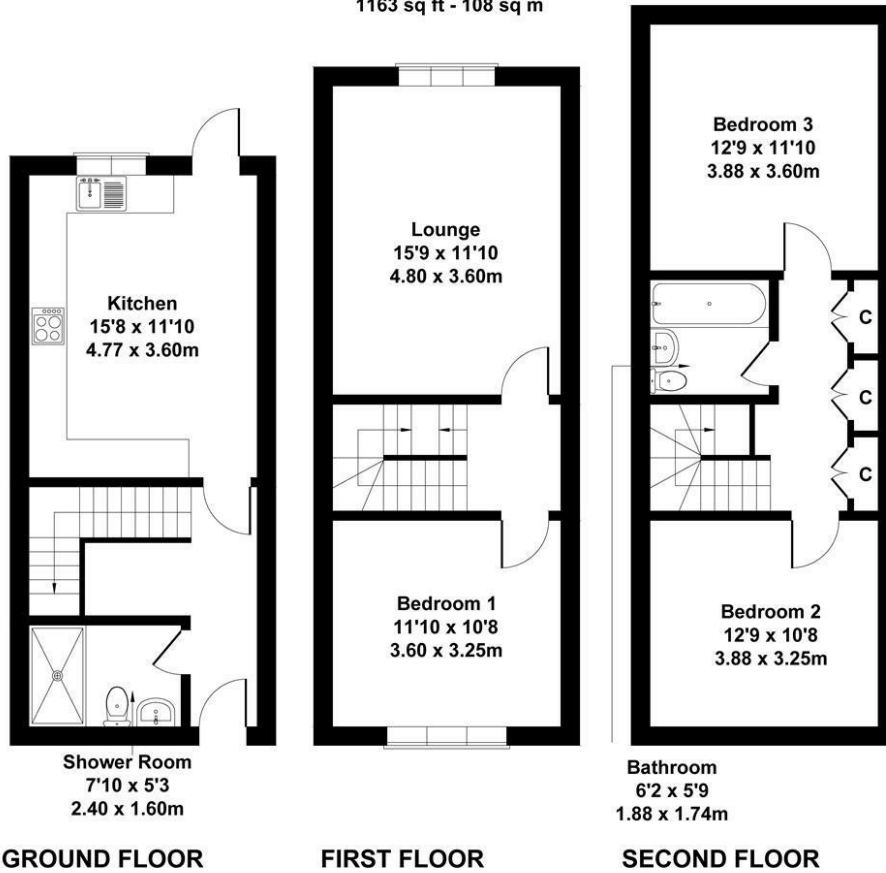
**Front**

Off street parking.

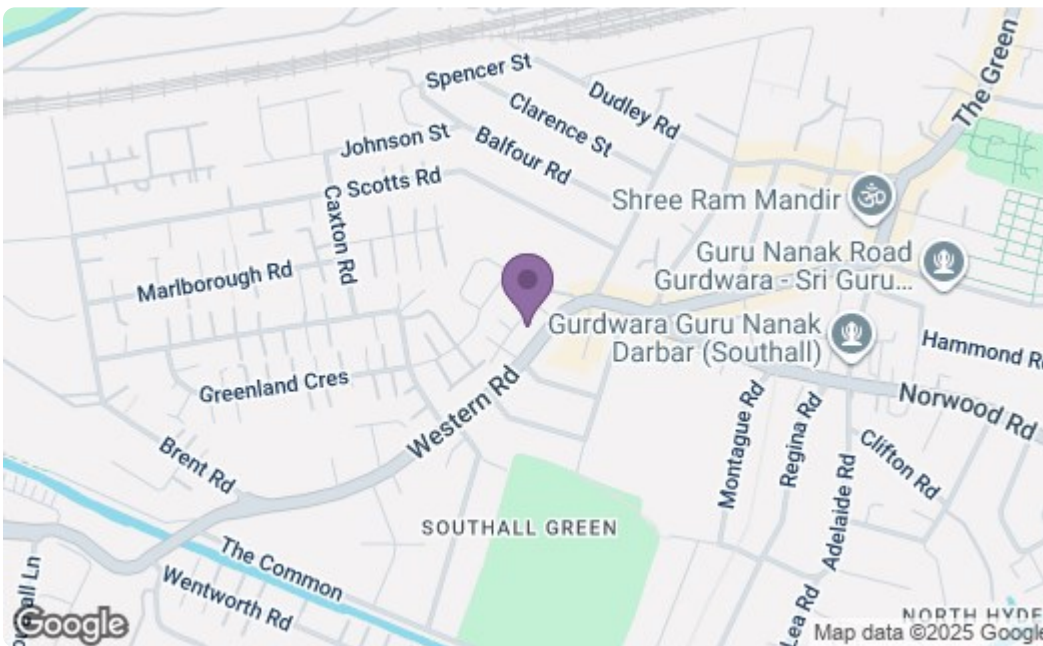


## 126 Wester Road, Southall UB2 5EA

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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