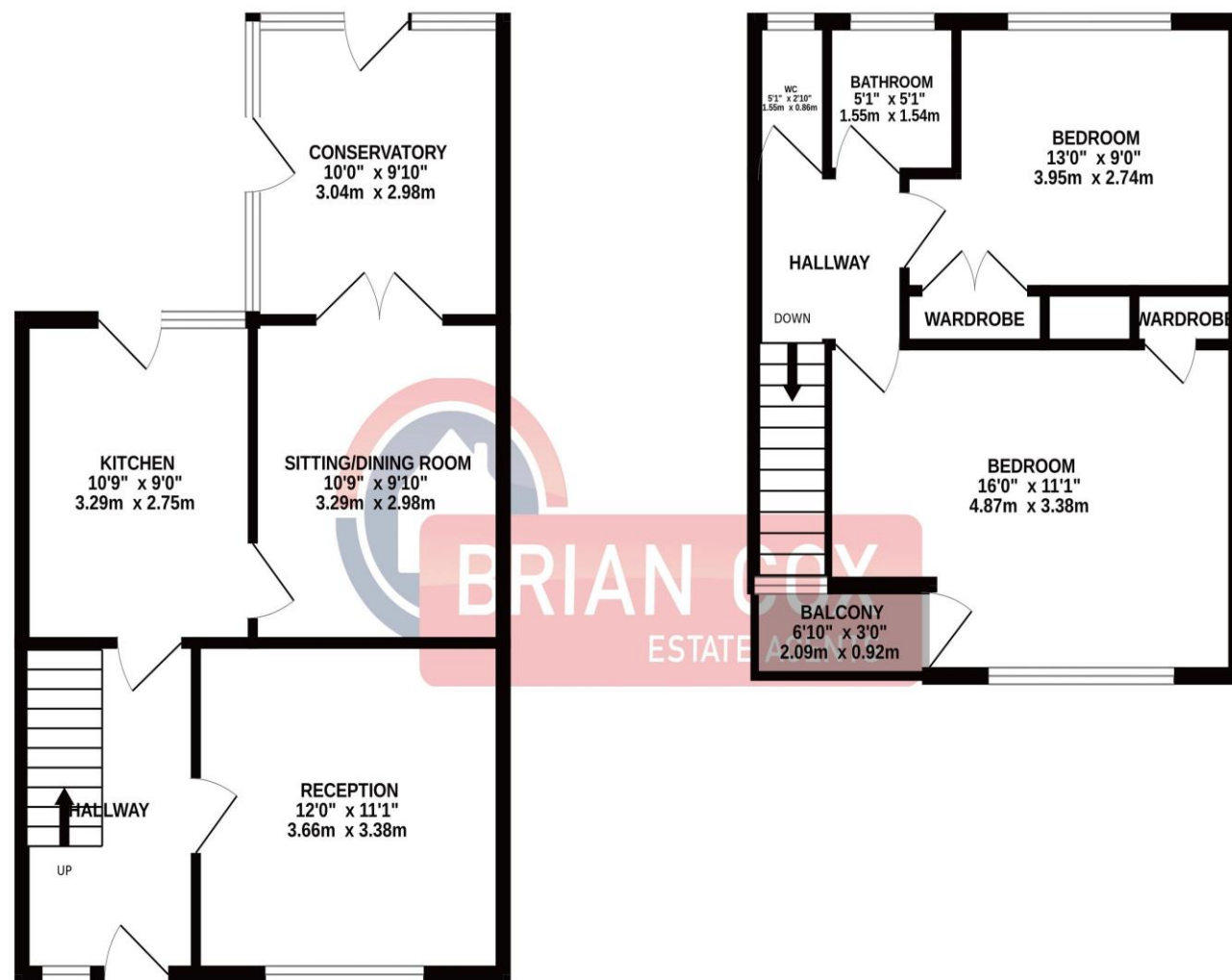


the floorplan...

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

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0208 842 4008
brian-cox.co.uk



CHAIN FREE!! Brian Cox Estate Agent introduce this well presented, two-bedroom freehold terrace property to the market. The property is found close to several sought after schools, supermarkets, transport links and other local amenities. The property comprises of two reception rooms, kitchen, two generously sized bedrooms and a family bathroom suite. Further benefits include a very generous private rear garden and off-street parking to the front. potential to extend STPP.



£450,000
Freehold

Regina Road, Southall UB2 5PR

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Two Bedrooms
- Off Street Parking
- Balcony
- Two Reception Rooms
- A Must View
- Chain Free



the location...

nearest stations ...

Southall (0.8 miles)
Hayes & Harlington (1.5 miles)
Hounslow West (1.6 miles)

This property is set just a short distance from Southall Broadway and only 0.6 miles from Southall Station, zone 4, Crossrail (Elizabeth Line). This connects to Paddington station in less than 20 minutes.

Bus routes include the 95,105,195 and E5, Heathrow is a short drive or bus journey away along with the M4.

You are within the catchment area for Clifton Primary School, Norwood Green Junior, St Anselm's Catholic Primary School, Featherstone High School and Cranford Community College which all good Ofsted reports.