

**Residential & Commercial
Sales & Lettings**

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MFS
ESTATE AGENTS

**Independent Mortgage
& Insurance Brokers**

**47 King Street, Southall
Middlesex, UB2 4DQ**

Website: www.mfs-group.com

Email: info@mfs-group.com

Asking price of £430,000 Clarence Street, Southall, UB2



- Double glazing
- Gas central heating
- On street parking
- Close to bus services 120, E5, 482, H32, 105 (Heathrow Airport)
- Easy access to : M4, A4, M25, A40, M40, A312 (The Parkway/Hayes-Pass)
- 13 minute walking distance to Southall Station (Elizabeth Line) towards Paddington
- Short commute or drive to Hayes Bridge Retail Park
- Short commute/drive to Lombardy Retail Park: Next PLC, Sports Direct, Sainsburys

MFS are delighted to present to the market this three bedroom mid terrace house offered to the market. Further benefits to the property include double glazing, gas central heating boiler, two receptions, ground floor bathroom, fitted kitchen, first floor

shower room with WC and basin and enclosed rear garden.

This property has potential to extend at the rear and into the loft STPP.

**** THREE BEDROOM MID TERRACE HOUSE ****

**** GAS CENTRAL HEATING ****

****DOUBLE GLAZING ****

**** TWO RECEPTIONS ****

**** SHOWER ROOM ON FIRST FLOOR ****

**** FITTED KITCHEN ****

THE ACCOMMODATION WITH APPROXIMATE DIMENSIONS, COMPRISES:

HALLWAY: Front door, radiator and laminate.

RECEPTION 1: 9'6" x 9'1" (2.94m x 2.78m). Front double glazed window, radiator, power point and laminate.

RECEPTION 2: 12'1" x 10'0" (3.68m x 3.06m). Rear double glazed window, radiator, power point and laminate. With storage under the staircase. Door leading to kitchen.

KITCHEN: 13'1" x 7'8" (3.98m x 2.37m).

Side double glazed window, vinyl floor, kitchen wall mounted and floor mounted units with worktops, free standing cooker, sink with chrome mixer and drainer unit, plumbed for a washing machine and frid2ge freezer.

UTILITY AREA. Tiled walls and tiled floors. Door leading to rear garden.

BATHROOM: 7'9" x 7'3" (2.4m x 2.23m). White three piece suite and shower. Low level WC, chrome towel radiator, vanity unit with chrome mixer and bath tub with chrome mixer. Tiled floor and fully tiled walls.

FIRST FLOOR LANDING: Carpet

SHOWER ROOM: 6'6" x 3'1" (2m x 0.96m). Basin with chrome mixer tap, low level WC, towel radiator, enclosed electric shower, vinyl floor and fully tiled walls

FRONT BEDROOM (Bedroom 3): 10'1" x 12'10" (3.08m x 3.95m). Rear Front double glazed windows, radiator, power point and carpet.

MIDDLE BEDROOM (Bedroom 2): 11'6" x 7'7" (3.54m x 2.36m). Rear double glazed window, radiator, power point and carpet.

REAR BEDROOM (Bedroom 1): 6'4" x 7'8" (1.94m x 2.37m). Rear double glazed window, radiator, power point and carpet.

REAR GARDEN: Part laid patio and part lawn with outbuilding.

All measurements are approximate.

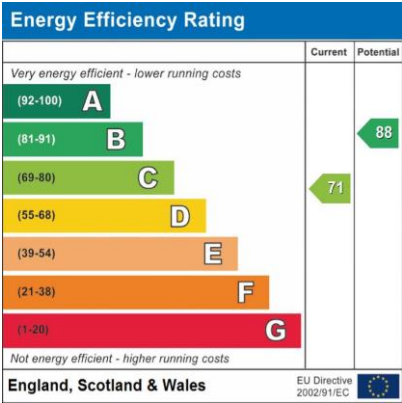
For a competitive mortgage quotation, without obligation, contact our in house MORTGAGE ADVISERS. We have access to over wide array of lenders for first time buyers, buy to let and re-mortgages.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Clarence Street, Southall, UB2

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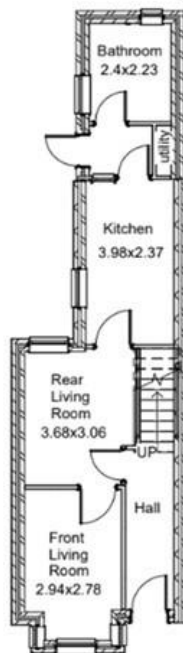




Ground Floor + Extension

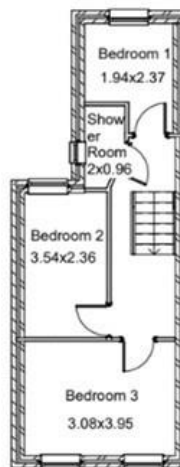
Pre Extension House Total sqm 41.71m2
Extension Total sqm 8.47m2

Total sqm=92m2



First Floor

Total sqm 41.71m2



UP

Name: Harveer Grewal

Phone number: 07305785696

Email: Harveer28@outlook.com

EPC Certificate Number
2193-1196-7914-6411-1310

Disclaimer: Please Note this floor plan is for marketing purposes and is to be used as a guide only.

SIZES AND DIMENSIONS ARE
APPROXIMATE, ACTUAL MAY VARY

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS MFS

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.