

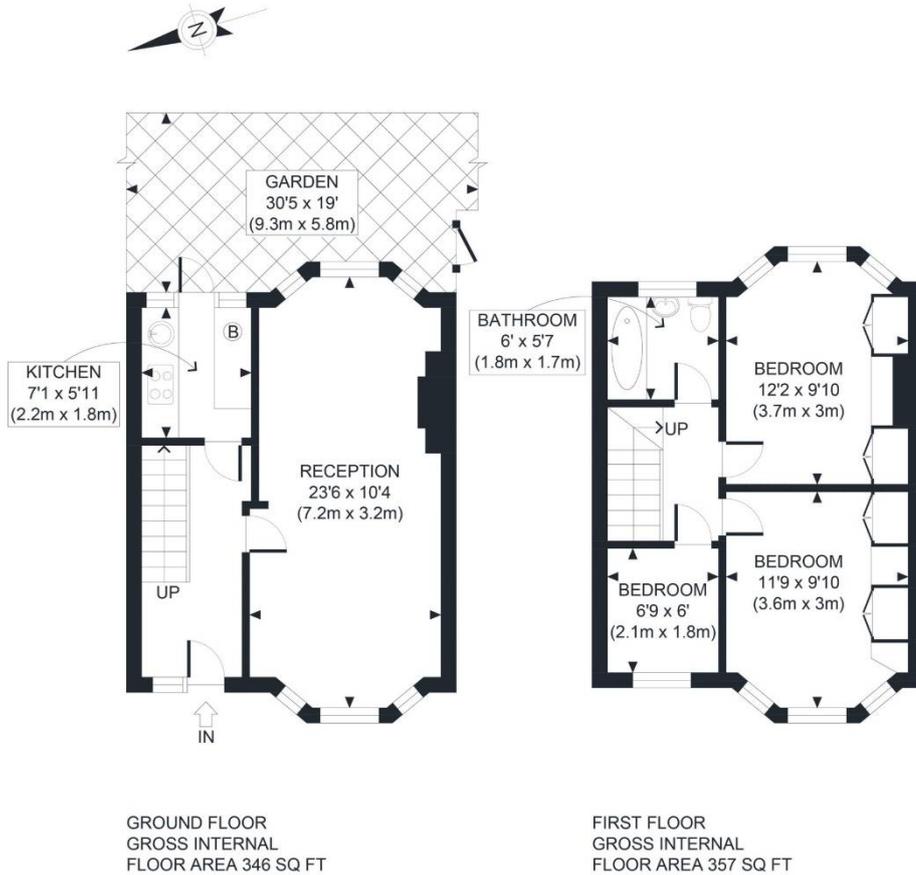


Offers in the region £500,000 Freehold

Brent Road, Southall, UB2

YOU DON'T WANT TO MISS THIS! Simple Estate Agents present to the market this three bed end of terraced home located in a great location. The property requires some updating but with the right TLC this could make a great family home or a great investment opportunity. We would recommend a viewing as soon as possible to avoid disappointment...

Brent Road, Southall, UB2



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 346 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 357 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 703 SQ FT / 65 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	44	60
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Coldharbour Ln Hayes UB3 3ES, UK 0. Head south-west towards Coldharbour Ln 217 ft 0. Turn left onto Coldharbour Ln 0.1 mi 0. At the roundabout, take the 1st exit onto Pump Ln Go through 1 roundabout 0.8 mi 0. Slight left onto The Pkwy/A312 0.5 mi 0. At the roundabout, take the 1st exit onto Hayes Rd Go through 1 roundabout 0.5 mi 0. Continue onto Western Rd 0.1 mi 0. At the roundabout, take the 1st exit onto Brent Rd Destination will be on the left 0.1 mi 26 Brent Rd Southall UB2 5JY, UK

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO2 emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
	38	53
England, Scotland & Wales		EU Directive 2002/91/EC

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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.