

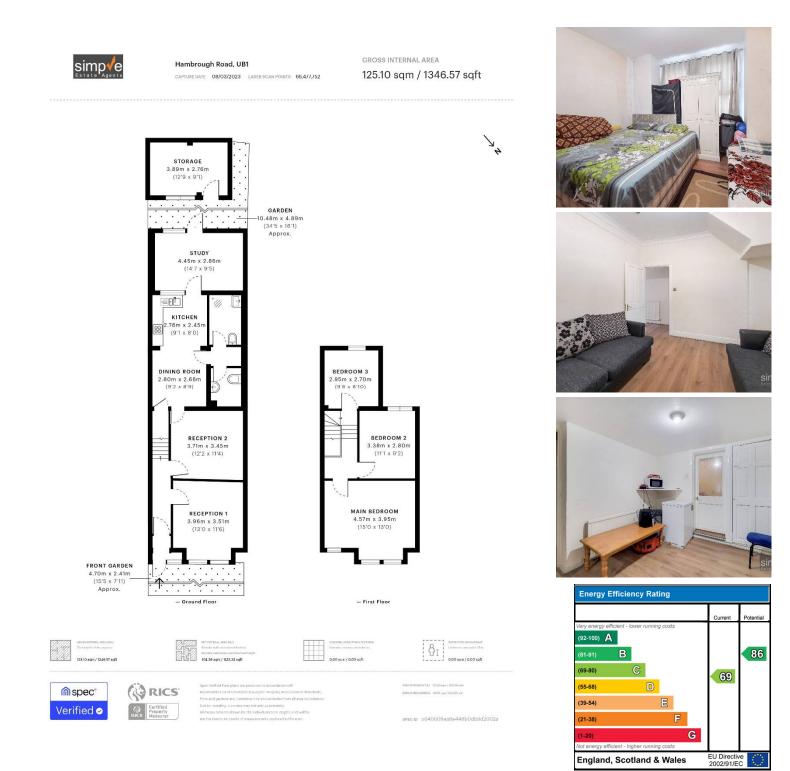


## £560,000 Freehold

## Hambrough Road, Southall, UB1

CLOSE TO SHOPS AND STATION!! Simple Estate Agents present to the market this three bed two reception room home located close to Southall Station and The Broadway. The property benefits from two reception rooms, 1.5 shower rooms, study, good size bedrooms and an out building in the back garden. The property is located a short walk to local shops, bus stops, schools and Southall Station (Elizabeth Line). This would make for a great family home or great buy to let investment. Call our sales team today...

## Hambrough Road, Southall, UB1



## Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east towards Hunters Grove 138 ft Turn left onto Hunters Grove 125 ft Turn right onto Coldharbour Ln 0.7 mi Turn right onto Uxbridge Rd/A4020 0.3 mi At the roundabout, take the 2nd exit and stay on Uxbridge Rd/A4020 0.9 mi Turn right onto Hambrough Rd 0.2 mi UB1 1HX Hambrough Rd, Southall Environmental Impact (CO) Rating

 Current
 Potential

 Very environmentally friendly - Jower CO2 emissions
 92-100)

 (81-91)
 B

 (69-80)
 C

 (39-54)
 E

 (1-20)
 G

 Not environmentally friendly - higher CO2 emissions
 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 the **England Scotland & Patiens** <sup>El</sup> 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 REFERENCE 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.