



£550,000 Freehold

Bulls Bridge Road, Southall, UB2

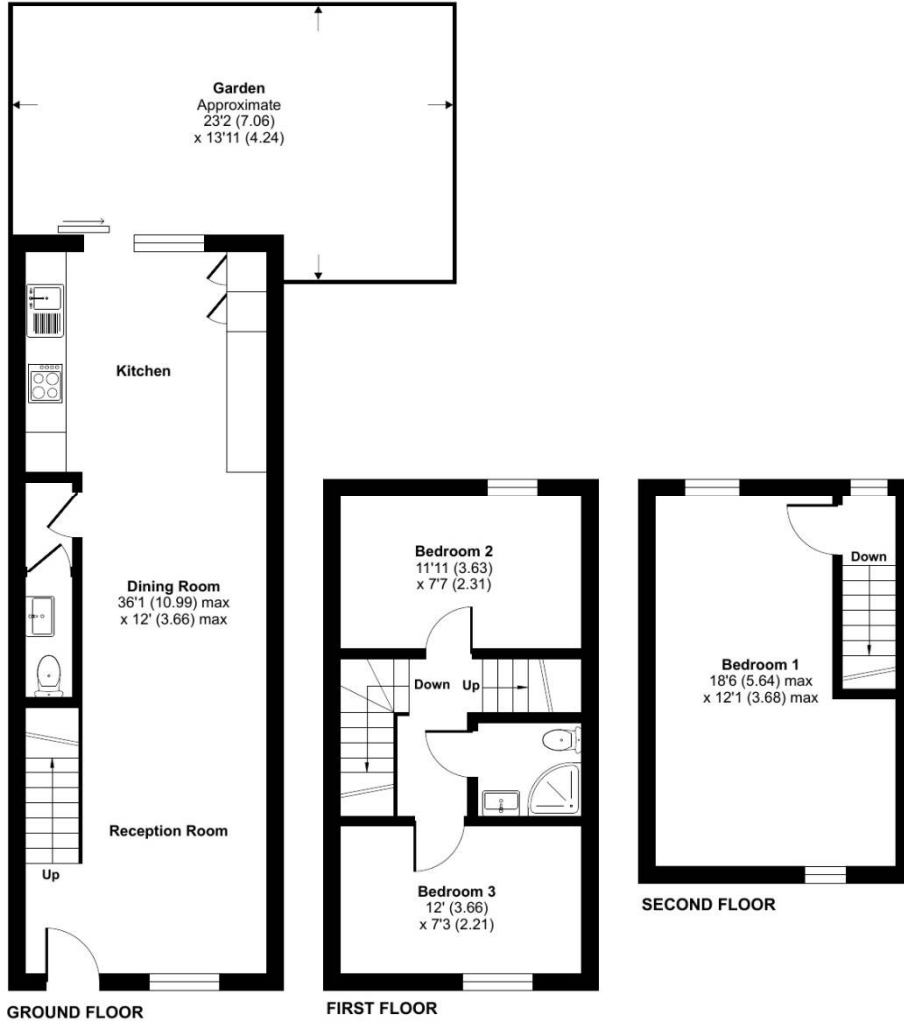
Introducing Bulls Bridge, UB2 - A stunning newly built 3-bedroom end-of-terrace house, where modern living meets riverside serenity.

This newly built 3-bedroom end-of-terrace house boasts contemporary interiors, featuring an inviting open-plan lounge/diner with a spacious kitchen, all of which is the embodiment of modern living, along with a family bathroom, and a downstairs W/C, the property also has the convenience of off-street parking, step into tranquillity with the quaint rear garden, creating a perfect haven for family moments. Nestled conveniently close to local amenities and transport links, this residence offers both practicality and style. As an added bonus, relish in the picturesque views as this home overlooks the tranquil river, creating a perfect blend of urban convenience and natural beauty.

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Approximate Area = 940 sq ft / 87.3 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1070168

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 26 sec (262 ft) Take Pump Ln, The Pkwy/A312 and Hayes Rd to Bulls Bridge Rd in Southall 7 min (2.0 mi) Sharp left onto Bulls Bridge Rd Destination will be on the right 44 sec (0.1 mi) UB2 5LU Bulls Bridge Rd, Southall

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C	77	
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(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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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. 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.