



**£525,000**

**Wharncliffe Drive, Southall, UB1**



- 3 Bedrooms
- End Of Terrace
- Garage
- Opportunity To Extend
- Off Street Parking
- Chain Free

Rarely available 3 bedroom family home occupying a corner plot perfect for development with a garage and off street parking located on Hanwell borders. The accommodation on the ground floor comprises storm porch, entrance hallway, bay fronted reception, dining room and separate kitchen. The first floor offers 3 bedrooms and family bathroom. The property benefits from off street parking, chain free, garage with toilet, front and rear gardens and an opportunity to convert the loft space, rear and double storey side extension STPP. Wharncliffe Drive is ideally located for Hanwell station (Crossrail), excellent school catchment, Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway.

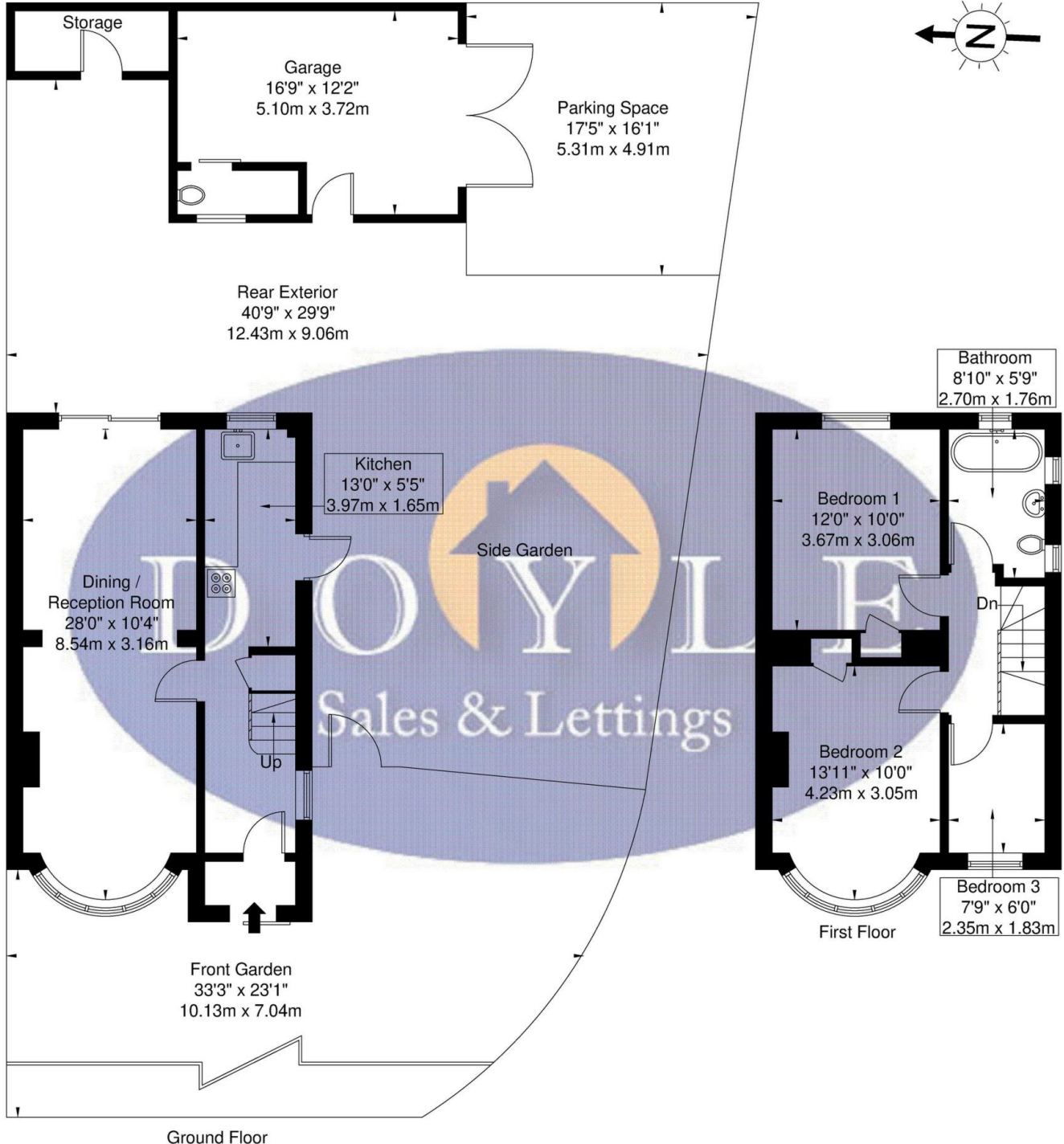


# Wharncliffe Drive, UB1 3EP

Approx. Gross Internal Area = 80.7 sq m / 868 sq ft

Storage & Garage = 22.1 sq m / 238 sq ft

Total = 102.8 sq m / 1106 sq ft



Ground Floor

First Floor

Ref

Copyright

**BLEU  
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

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://www.doylesalesandlettings.co.uk)

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 DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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.

## EPC Rating E

