



**£500,000**

**Allenby Road, Southall, UB1**



- 3 Double Bedrooms
- Semi Detached
- Opportunity To Extend
- 1,130 Sq Ft
- Off Street Parking
- Chain Free

A larger than average chain free 3 double bedroom semi detached family home with off street parking. The Accommodation on the ground floor comprises spacious front reception room, dining room and extended kitchen with guest WC. On the first floor there are three double bedrooms, family bathroom and access to the loft area which would be ideal to convert STPP. The rear of the property overlooks the park and boasts a large mature landscaped garden with several sheds and valuable side access. The front of the property benefits from off street parking for several cars. This family home is situated conveniently for bus routes, local shops, A40 into Central London, a fantastic school catchment and also benefits from no onward chain.

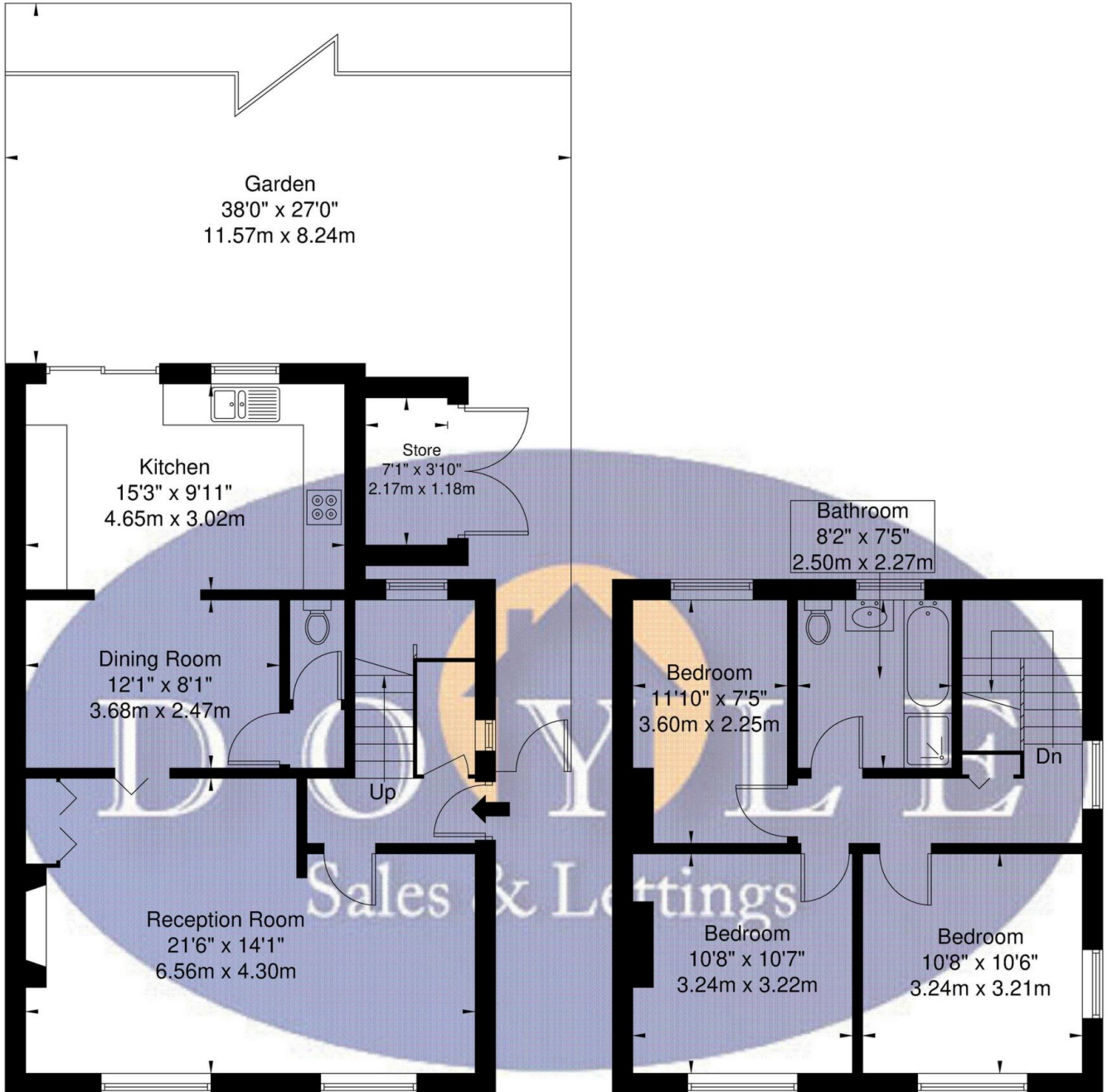
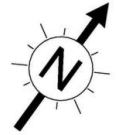


# Allenby Road, UB1 2EZ

Approx. Gross Internal Area = 105.0 sq m / 1130 sq ft

Store = 2.6 sq m / 28 sq ft

Total = 107.6 sq m / 1158 sq ft



Ground Floor

First Floor

Ref

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**B L E U  
P L A N**

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.

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

## EPC Rating D

