

## Offers Over £425,000 Potters Road, Southall, UB2



- 2 Double Bedrooms
- Spacious Reception
- Over 800 Sq Ft
- Close To Elizabeth Line
- Opportunity To Park
- Chain Free

A stunning, chain free, two double bedroom modern freehold house located in the popular Southall Village. This family home offers a high standard of fittings throughout and was built in 2017 with accommodation comprising of entrance hallway, guest WC, modern fitted kitchen, storage and direct access via double door to landscaped private south facing garden with patio and decked area. Upstairs boasts the master bedroom with fitted wardrobe, second double bedroom with storage and luxury family bathroom. Added benefits include building warranty, solar panels and an opportunity to park. Southall Village is perfectly located for Southall station (Crossrail), good school catchment, local shops, parks road networks and bus routes.













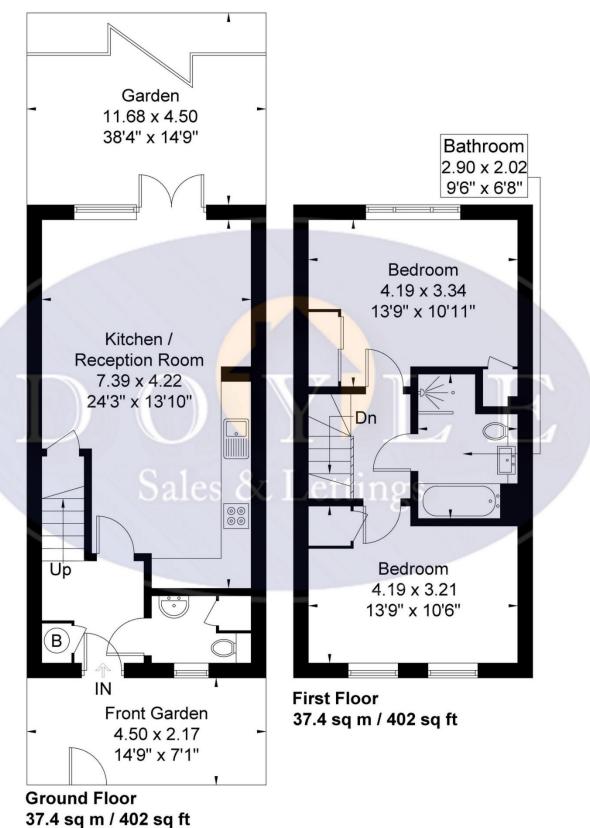




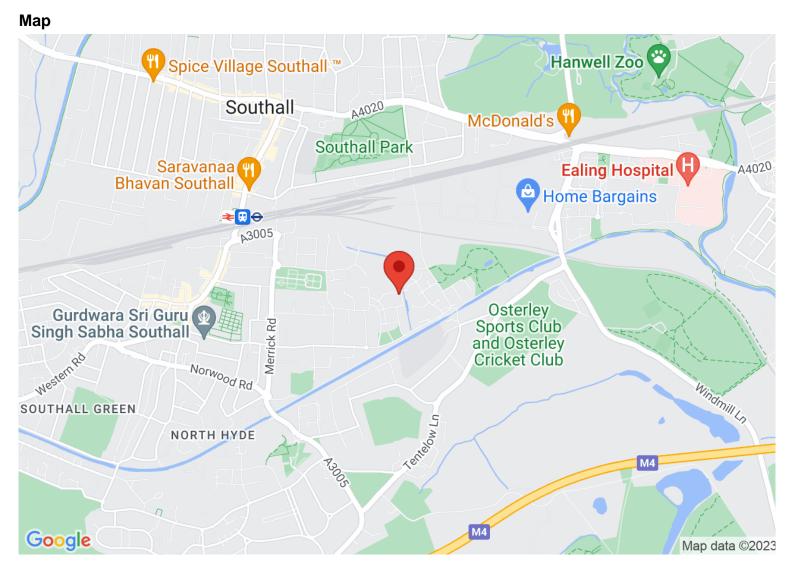
## Potters Road, UB2 4AS

Approximate Gross Internal Area = 74.8 sq m / 804 sq ft





Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.prspective.co.uk



## 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 W: 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 B



