



**£665,000**

**Kingsbridge Road**

Southall, UB2 5RT

## PROPERTY SUMMARY

Situated on the popular Kingsbridge Road in Norwood Green/Southall, this well-laid-out property presents an excellent opportunity for families, first-time buyers. The home combines generous living space with practical family accommodation and rear garden, creating an ideal setting for modern family living.

The ground floor is centred around a spacious 25ft reception room, providing an excellent area for entertaining. To the rear, a bright and well-sized kitchen/dining room overlooks and opens onto the garden. A convenient ground floor shower room/WC and entrance hallway complete the accommodation on this level.

The first floor comprises three bedrooms, including two generous double bedrooms and a third bedroom suitable as a child's room, guest room or home office. A family bathroom serves the first-floor accommodation.

Externally, the property benefits from a easy to maintain rear garden and front off street parking.

Kingsbridge Road is conveniently located within the London Borough of Hounslow, offering excellent access to Southall, Heston and Heathrow. The area is well served by local bus routes, schools, parks and everyday amenities, while Southall's Elizabeth Line services provide fast connections into Central London. The property is also well positioned for access to the A4, M4 and Heathrow Airport.

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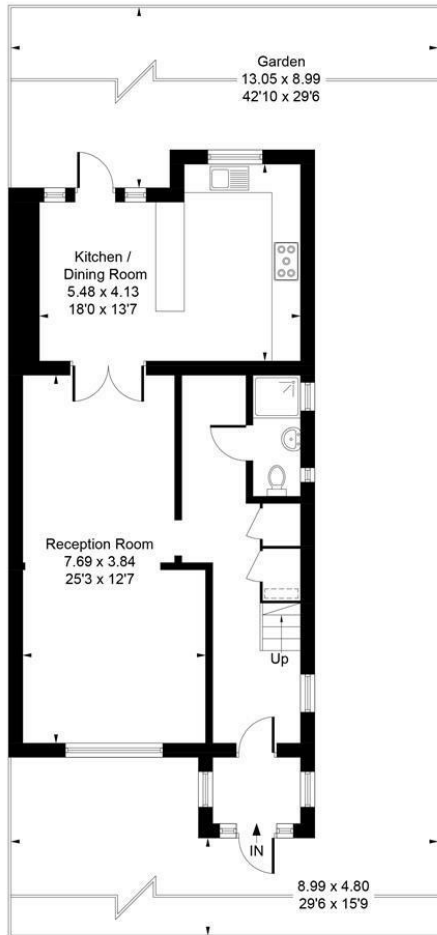


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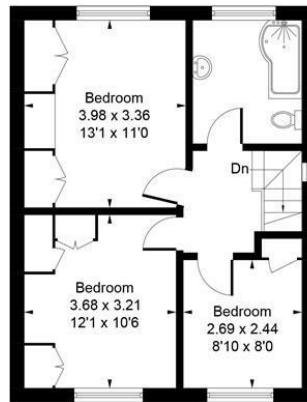
Approximate Gross Internal Area  
116.18 sq m / 1251 sq ft



Ground Floor



= Reduced headroom below 1.5m / 5'0



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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**LOCAL AUTHORITY**

Hounslow

**TENURE**

Freehold

**COUNCIL TAX BAND**

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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