

REDUCED



FOR SALE • MID-TERRACE HOUSE

Evelyn Grove

Southall, UB1

OFFERS IN REGION OF

£569,950

REDUCED



HILTONS ESTATES

3

BEDROOMS

2

BATH/SHOWER

1,598

SQ FT

House

PROPERTY TYPE

The Property

EVELYN GROVE, SOUTHALL · UB1

A spacious 3-bedroom mid-terraced home in UB1, offering excellent potential for modernisation and improvement.

The ground floor features two reception rooms, an L-shaped open-plan kitchen/diner and shower room, while upstairs offers three spacious bedrooms and a family bathroom.

The private rear garden includes a two-room annex with shower room and utility area, providing excellent flexibility for extended family, guests or home working. A front driveway provides valuable off-street parking.

The property requires updating and modernisation, offering a fantastic opportunity to create a substantial family home and add value.

Conveniently located for local amenities, schools, transport links and Southall's Elizabeth Line, with easy access towards Central London and Heathrow.

KEY FEATURES

- Three Bedroom Mid-Terrace House
- Two Reception Rooms
- L-Shaped Open-Plan Kitchen/Diner
- Two-Room Garden Annex With Shower Room
- Driveway Providing Off-Street Parking
- Excellent Potential For Modernisation



RECEPTION ONE



RECEPTION TWO



KITCHEN/DINER



GROUND FLOOR SHOWER ROOM

Bedrooms & Annex

EVELYN GROVE, SOUTHALL · UB1



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



ANNEX ROOM



ANNEX UTILITY & KITCHENETTE

Floor Plan & Dimensions

EVELYN GROVE • APPROX. 1,598 SQ FT



Total: 1598 sq. Ft. 149 m²
1st Floor: 1008 sq. Ft. 94 M², 2nd Floor: 416 sq. Ft. 39 M², 3rd Floor: 174 sq. Ft. 16 m²
Excluded Areas: Porch: 23 sq. Ft. 2 M², Patio: 632 sq. Ft. 59 M², Low Ceiling: 31 sq. Ft. 3 M²,
Landing: 6 sq. Ft. 1 M², Walls: 156 sq. Ft. 12 m²

Not to scale · main house & garden annex

ROOM DIMENSIONS

Living Room	11'11" x 13'0" (3.64m x 3.97m)
Reception	9'11" x 10'5" (3.03m x 3.18m)
Kitchen	16'9" x 7'5" (5.11m x 2.25m)
Dining Area	9'11" x 9'0" (3.02m x 2.75m)
Bathroom	4'4" x 4'11" (1.32m x 1.49m)
Hallway	7'1" x 13'5" (2.17m x 4.10m)
Bedroom One	10'1" x 10'0" (3.08m x 3.06m)
Bedroom Two	10'1" x 14'4" (3.08m x 4.36m)
Bedroom Three	6'11" x 7'7" (2.12m x 2.32m)
Family Bathroom	4'5" x 9'2" (1.35m x 2.80m)
Annex Room One	9'10" x 14'4" (2.99m x 4.37m)
Annex Room Two	9'10" x 9'3" (2.99m x 2.81m)
Annex Shower Room	4'3" x 7'8" (1.29m x 2.33m)
Annex Utility Area	7'3" x 24'9" (2.21m x 7.54m)
Total	1,598 sq ft / 149 m²

Further Information

EVELYN GROVE, SOUTHALL · UB1



REAR GARDEN & ANNEX

KEY INFORMATION

Accommodation Two reception rooms · L-shaped open-plan kitchen/diner · ground floor shower room · three bedrooms · family bathroom · two-room garden annex with shower room & utility area

Floor Area approx. 1,598 sq ft / 149 m² · **Type** Mid-Terrace House

Outside Private rear garden with two-room annex, shower room and utility area. Front driveway providing off-street parking.

Condition The property requires updating and modernisation throughout, offering an excellent opportunity to add value.

Arrange a Viewing

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AGENTS NOTE

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