



Beaconsfield Road, Southall, UB1 1EB
£2,400 Per Calendar Month

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Available to Rent Immediately!

This extended end-terraced house offers spacious and versatile accommodation throughout, making it an ideal family home. The ground floor comprises two spacious reception rooms, providing excellent living and entertaining space, along with a separate kitchen/diner.

Upstairs, the property benefits from three sizeable bedrooms and a family bathroom/WC. There is also the added convenience of a separate WC on the ground floor.

Externally, the property features a rear garden, providing a pleasant outdoor space, as well as off-street parking available to the front.

The property is conveniently located approximately 0.7 miles from Southall Station, providing excellent access to transport links and the surrounding areas.

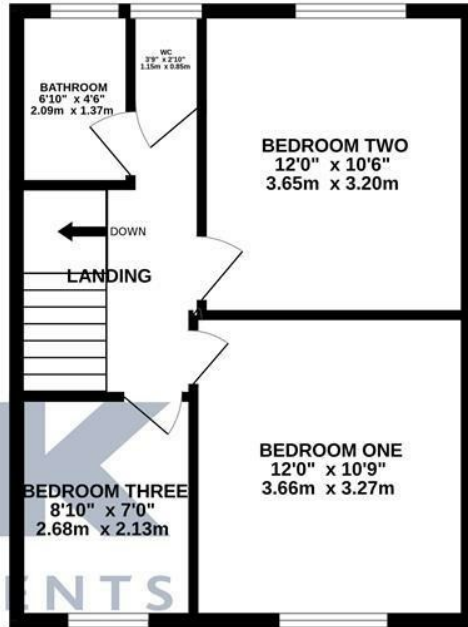
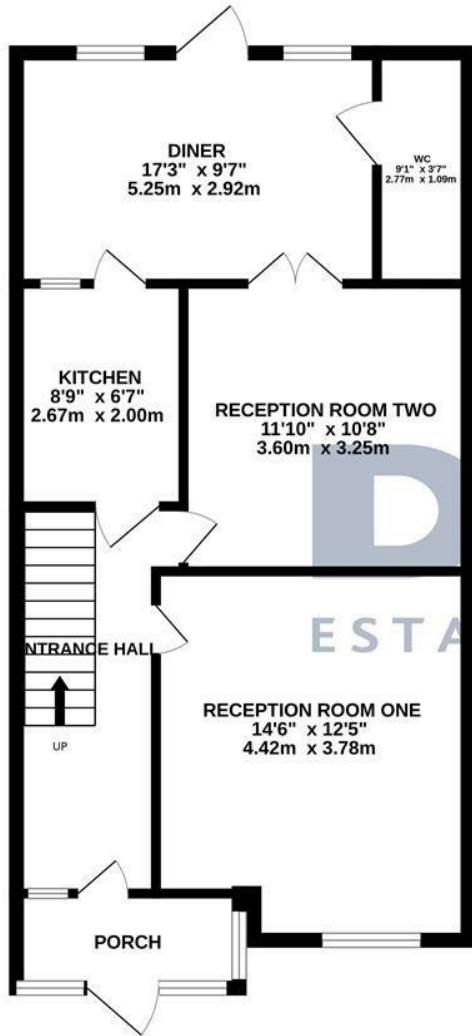
Key Features

- Available To Rent Immediately!
- End-Terraced Extended House
- Two Spacious Reception Rooms
 - Separate Kitchen/ Diner
 - Three Sizeable Bedrooms
 - Family Bathroom/ WC
- Separate Ground Floor WC
 - Rear Garden
- Off-Street Parking Available
- Southall Station 0.7 Miles



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

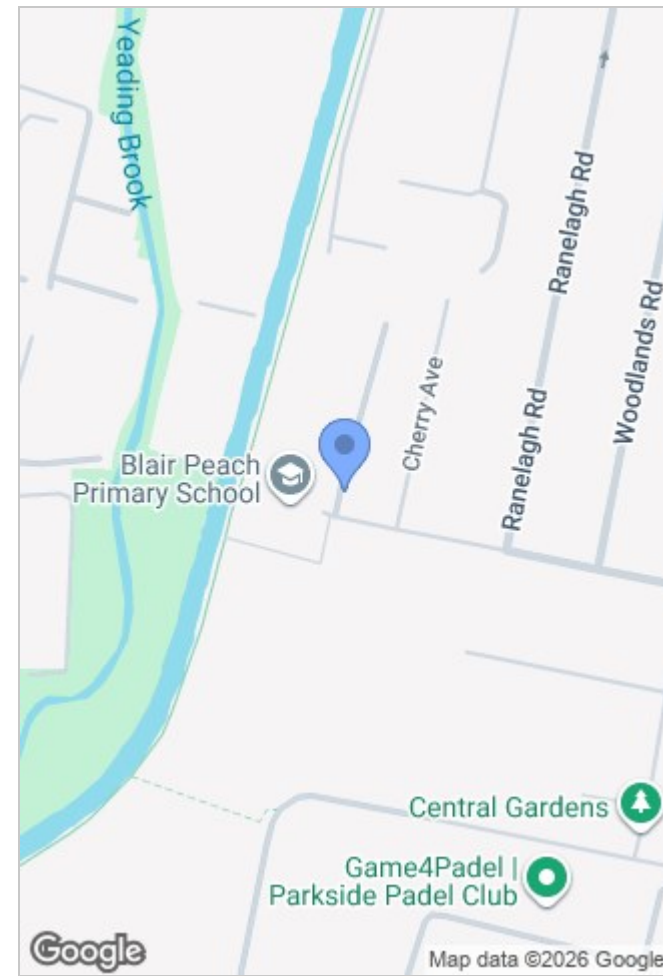
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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