



£750,000 Freehold

Raliegh Avenue, Southall, UB2

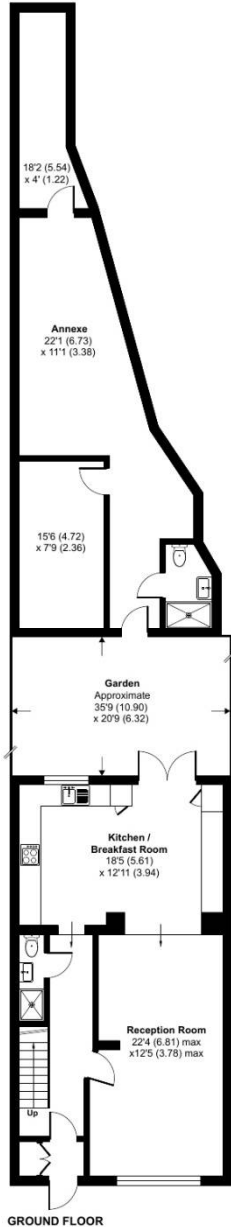
FOUR BED EXTENDED HOUSE WITH ANNEXE! Simple Estate Agents present to the market this extended house with an extra annexe. The property benefits from 3 bathroom/shower rooms, through lounge, off street parking and an separate annexe. The property is located in quiet road, close to local schools, bus stops and other amenities. We recommend a viewing to see this property...

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Raliegh Avenue, Southall, UB2

# Raleigh Road, UB2

Approximate Area = 1373 sq ft / 127.6 sq m  
 Annexe = 570 sq ft / 53 sq m  
 Total = 1943 sq ft / 180.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Directions

UB3 3ES Coldharbour Ln, Hayes ? Follow Pump Ln, The Pkwy/A312 and Hayes Rd to Wentworth Rd in Hounslow 7 min (1.9 mi) ? Continue on Wentworth Rd. Drive to Raleigh Rd 2 min (0.6 mi) UB2 5TP Raleigh Rd, Hounslow, Southall

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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 SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.