



£500,000 Freehold

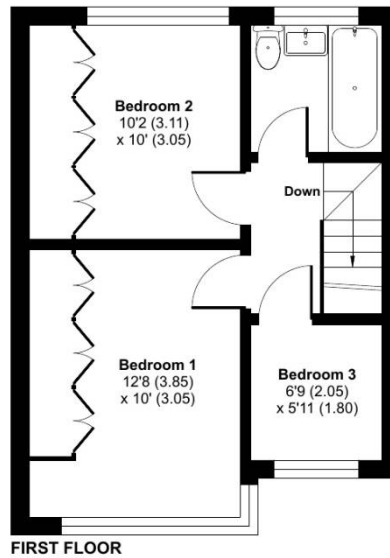
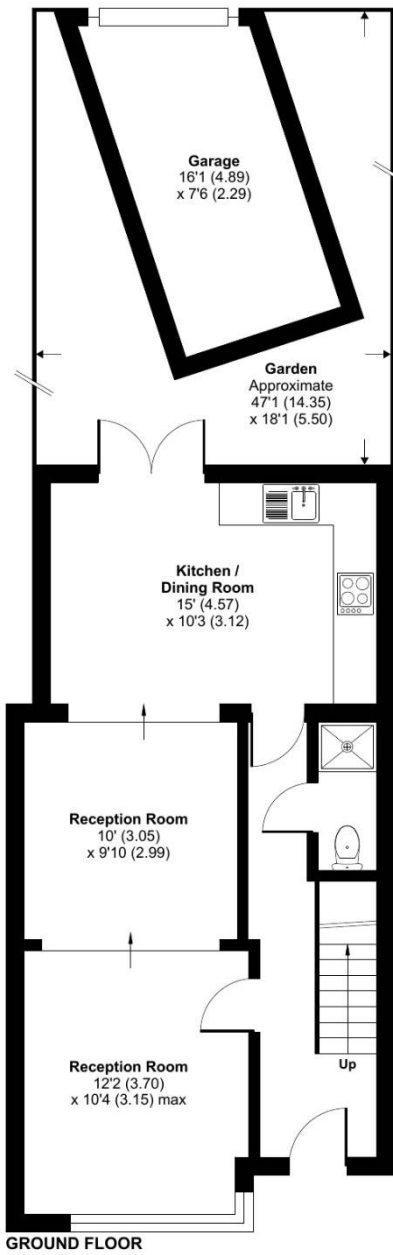
Penbury Road, Southall, UB2

We are delighted to present this well-maintained three-bedroom terraced house in the quiet residential area of Norwood Green. The property features a private driveway with space for two cars. Inside, the ground floor offers a spacious open-plan living and dining area, a modern kitchen with access to the rear garden, and a convenient shower room with WC. Upstairs, there are three well-proportioned bedrooms with fitted wardrobes and a family bathroom. Located close to excellent transport links, including bus routes and Hounslow West Station (Piccadilly Line), the property also benefits from easy access to the M4, M25, and the Parkway. Well-regarded schools such as Norwood Primary and Khalsa School are nearby, along with green spaces like Wolf Fields and Norwood Green Park. An ideal home for families or commuters viewing is highly recommended!

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Approximate Area = 866 sq ft / 80.4 sq m
 Garage = 111 sq ft / 10.3 sq m
 Total = 977 sq ft / 90.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.