

**ALLDAY  
& MILLER**



Bycroft Road, Southall, UB1 2XQ  
£575,000

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- Three/Four Bedroom Home
- Kitchen/Diner Extension
- Downstairs W/C
- Easily Accessible Nearby Transport Links
- EPC Rating C
- Excellent Condition Throughout
- Outbuilding With Shutters & Rear Access
- Close Proximity To A40
- Close To Lady Margret Road
- Freehold

## Description

This well-presented and spacious family home is arranged over three floors and offers versatile living accommodation ideal for modern family life.

The ground floor comprises a welcoming reception room, a fitted kitchen/dining room providing an excellent space for everyday living and entertaining, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms along with a family bathroom. The second floor hosts an additional bedroom.

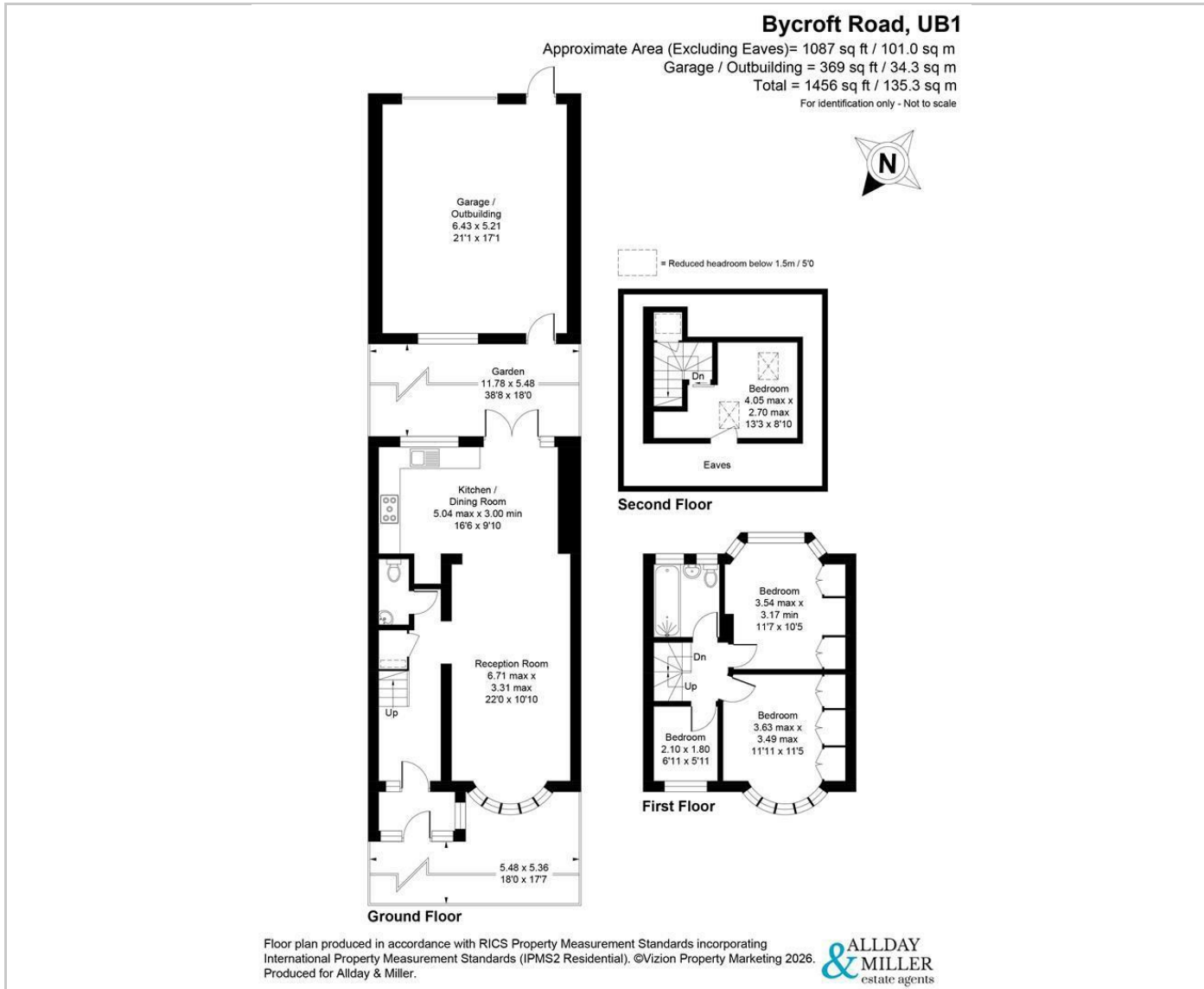
Externally, the property benefits from a front driveway providing off-road parking. To the rear is a private garden, complemented by an outbuilding/garage.

## Situation

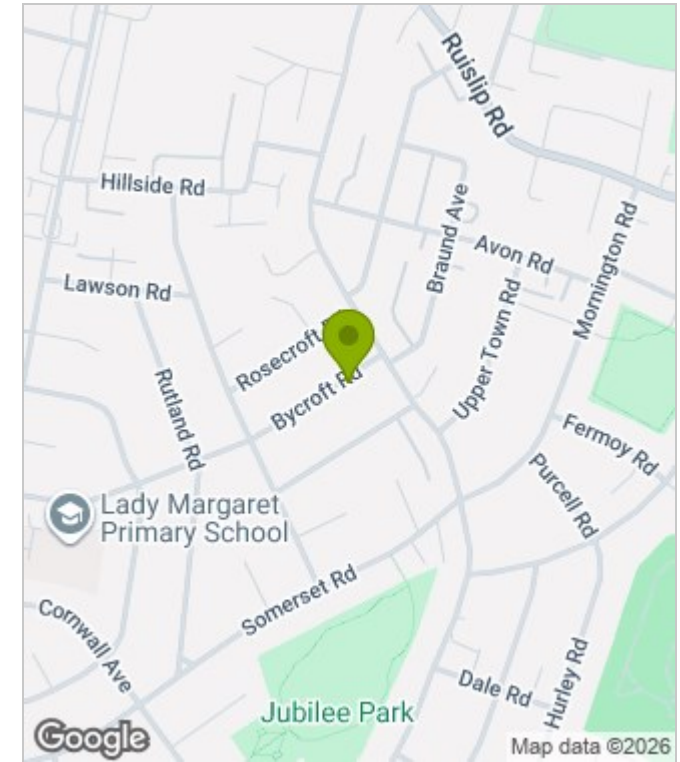
Located on the popular Bycroft Road in Southall, this property is set within a well-established residential area ideal for families. The location benefits from a range of well-regarded local schools, including Wolf Fields Primary School and Dormers Wells High School, both within close proximity. Excellent transport links are provided by Southall Station on the Elizabeth Line, offering direct connections to Central London, Heathrow Airport, and Canary Wharf, along with multiple bus routes and easy access to the A40, A312, and M4. Residents are well served by a wide variety of local shops, supermarkets, and restaurants along Southall Broadway, with further shopping and leisure options available in Ealing, Hayes, and Westfield London, while nearby parks and green spaces provide additional recreational opportunities.



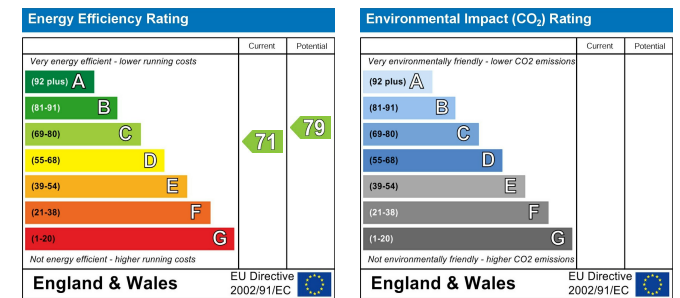
## Floor Plans



## Area Map



## Energy Performance Graph



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