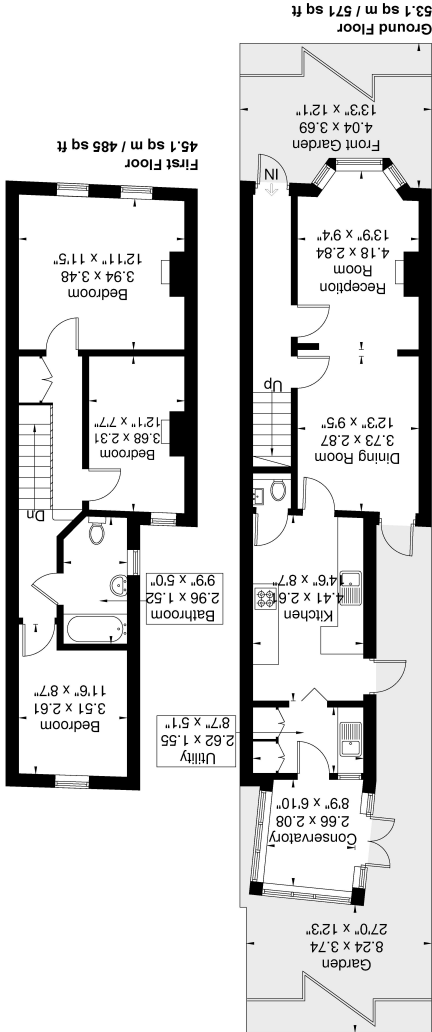


Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-93)	B	
(94-100)	A	
Very energy efficient - lower running costs		
Current		
65		
Potential		
84		

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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3 Tachbrook Road, Southall, Greater London. UB2 5JA.

£540,000



Situated on the sought-after Tachbrook Road, this attractive three-bedroom period terrace offers over 1,050 sq ft (98.2 sq m) of well-balanced living accommodation arranged over two floors, blending period character with modern updates and benefiting from a private rear garden. The ground floor features a welcoming bay-fronted reception room with high ceilings and wood flooring, leading into a well-proportioned dining room ideal for entertaining or family meals. The modern galley-style kitchen has ample storage, contemporary units, and space for a breakfast table, while a separate utility area provides additional practicality.



At the rear, a conservatory opens directly onto the garden, creating a flexible space for year-round use. Upstairs, there are three bedrooms, including a spacious principal bedroom (12'11 x 11'5), a second double, and a comfortable single, making the layout ideal for families. The stylish bathroom features a bath with overhead shower and striking modern tiling. Externally, the property benefits from a paved rear garden with planting beds and a storage shed, perfect for low-maintenance outdoor living, while the front garden provides an attractive approach.

The property enjoys an excellent location with a wide range of local amenities and strong transport connections. Southall Station (Elizabeth Line) is within easy reach, providing fast and direct services into Paddington, central London, Canary Wharf and Heathrow, making commuting or travel effortless. Families are well served by highly regarded schools including Featherstone Primary and Nursery School, Featherstone High School, and Rivers Academy West London, all close by. Day-to-day amenities are abundant, with Southall Broadway offering a vibrant mix of shops, supermarkets, cafés and community facilities. For leisure and outdoor space, residents can enjoy the open green areas of Jubilee Park and King George's Playing Field, both ideal for walks, sports and family activities.

