



**Greenland Crescent, Southall, UB2 5ER**  
**Guide Price £629,950**

**DBK**  
ESTATE AGENTS





## Greenland Crescent, Southall, UB2 5ER

### Guide Price £629,950

This impressive terrace home is arranged over three floors and extending to approximately 1,741 sq. ft. offering expansive and versatile living spaces in a highly convenient location.

The property features FOUR BEDROOMS (master bedroom in loft with walk in wardrobe), a large through lounge, an extended kitchen/diner ideal for family gatherings and two well-appointed bathrooms – one on the ground floor and a family bathroom on the first floor.

Other benefits include a rear garden with the added bonus of a brick outbuilding with rear access and a front garden that offers off-street parking, a valuable convenience in the area.

Ideally established in the heart of the town, this property is situated moments away from Southall King Street providing local amenities such as fast food restaurants, shops and 24 hour access gyms. There are also excellent nearby transport links located nearby such as; Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools. In addition, the M4 and A40 are located within a short drive from the property.



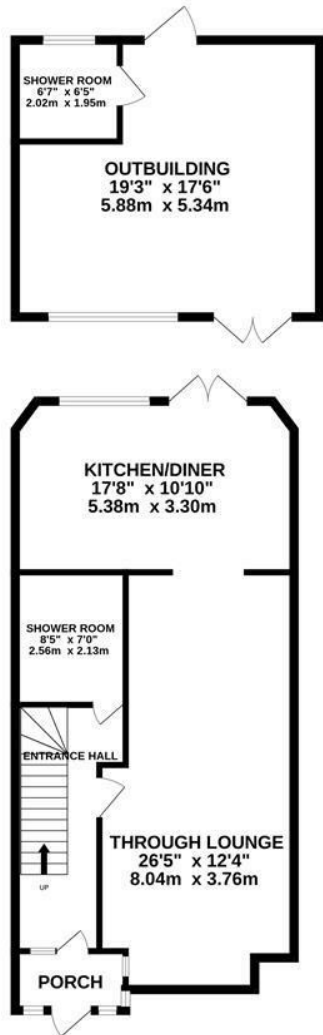
## Key Features

- **Extended Terrace Home Arranged Over Three Floors**
- **Four Bedrooms (Master with Walk in Wardrobe)**
  - Large Through Lounge
  - Extended Kitchen/ Diner
- **Family Bathroomm First Floor**
- **Additional Ground Floor Bathroom**
- **Rear Garden with Brick Out Building + Rear Access**
- **Front Garden with Off Street Parking**
  - Circa 1,741 Sq.Ft
- **Walking Distance to King Street + Close Proximity to Southall Station**

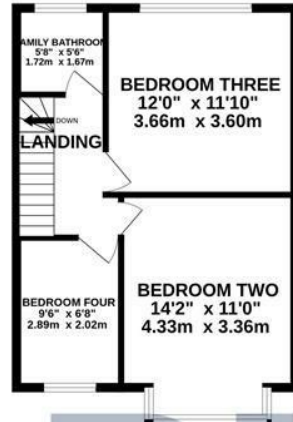




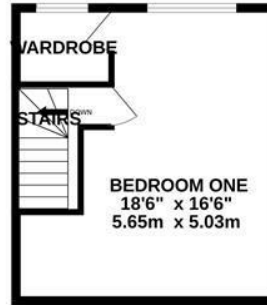
GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



FIRST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



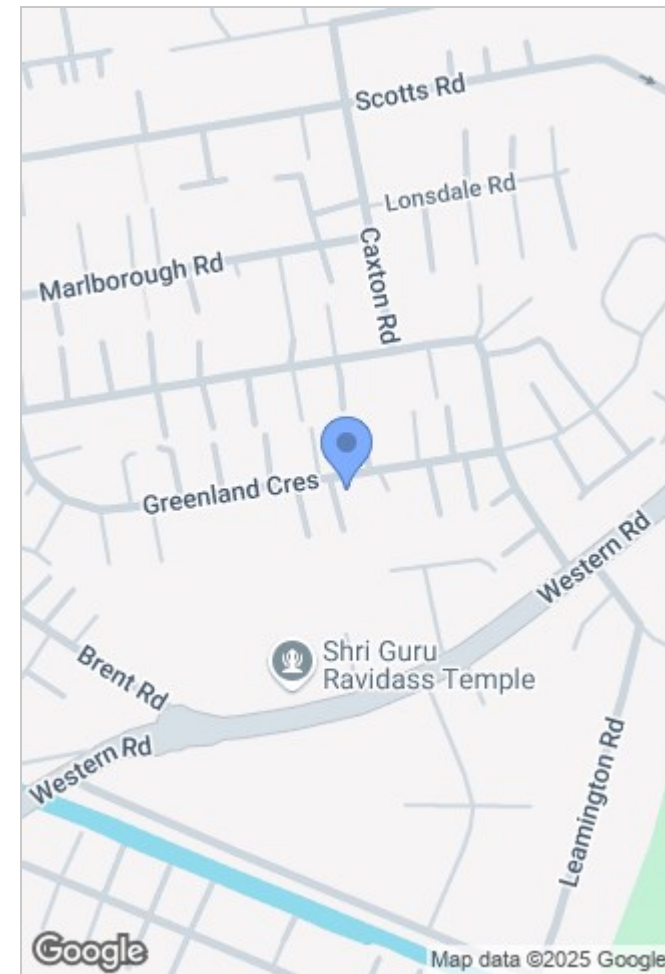
SECOND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1741 sq.ft. (161.8 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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