



Parkfields

Estates



Laburnum Grove , Southall, UB1 2PB

A TERRACED HOUSE LOCATED IN A QUIET CUL DE SAC JUST OFF LADY MARGARET ROAD. Accommodation includes; THREE BEDROOM, FAMILY BATHROOM/WC, LOUNGE AND KITCHEN. To the outside there are PRIVATE GARDENS with potential for OFF STREET PARKING to the front. Located just a short walk from GREENFORD HIGH SCHOOL, LADY MARGARET PRIMARY SCHOOL AND DURDANS PARK PRIMARY.

NO ONWARD CHAIN

Local Authority: London Borough of Ealing

Council Tax Band: D

EPC Rating: E

Asking Price £445,000

29 Laburnum Grove , Southall, UB1 2PB



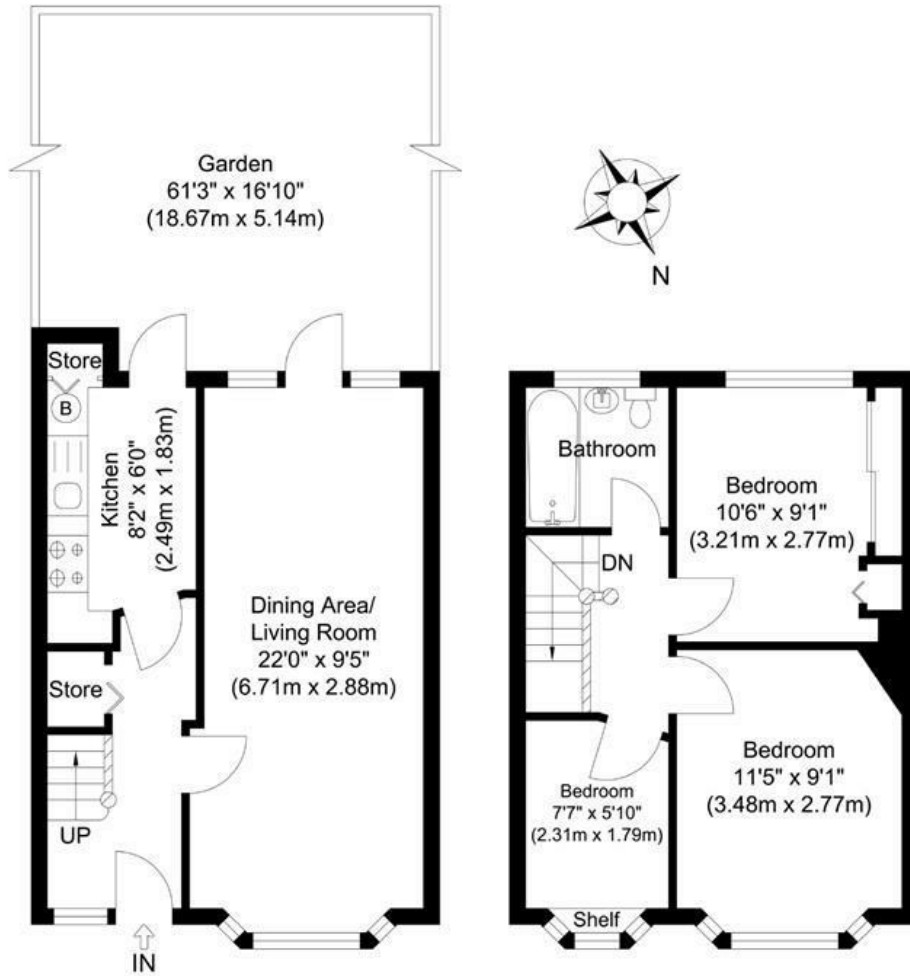
- MID TERRACE
- THROUGH LOUNGE
- IDEAL FIRST TIME BUY
- CUL DE SAC LOCATION
- THREE BEDROOMS
- JUST OFF LADY MARGARET ROAD
- POTENTIAL TO EXTEND (STPP)



Directions



Floor Plan



Ground Floor
 Approximate Floor Area
 329.05 sq. ft.
 (30.57 sq. m)

First Floor
 Approximate Floor Area
 328.19 sq. ft.
 (30.49 sq. m)

Total Gross Internal Area
 657.24 sq. ft.
 (61.06 sq. m)

Laburnum Grove, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	