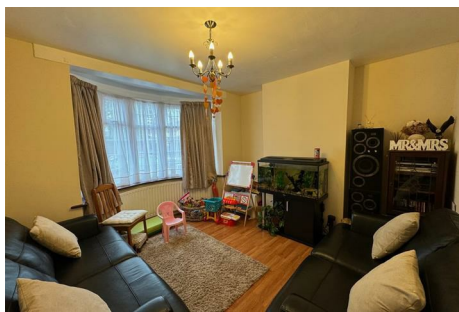
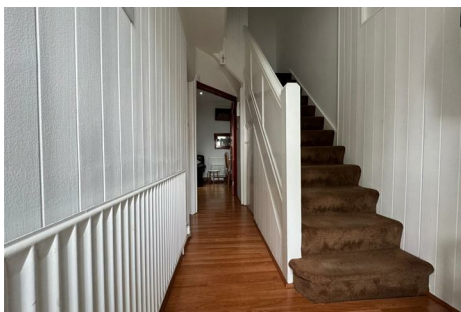




Parkfields

Estates



Cranleigh Gardens , Southall, UB1 2BU

Welcome to this charming property located in the sought-after Cranleigh Gardens, Southall. This delightful house boasts 3 bedrooms, making it an ideal home for families or those looking for extra space. Situated on a quiet street just by Lady Margaret Road, you'll enjoy peace and tranquillity while still being conveniently close to schools and local shops.

This extended mid-terrace property is in good order throughout, ensuring a comfortable and inviting living space from the moment you step inside. The convenience of off-street parking adds to the appeal of this lovely home, making parking a breeze after a long day.

Don't miss the opportunity to make this property your own and enjoy the benefits of a well-maintained house in a prime location. Book a viewing today and envision the possibilities that this wonderful property has to offer.

Asking Price £549,950

27 Cranleigh Gardens , Southall, UB1 2BU



- EXTENDED MID TERRACE
- EXTENDED KITCHEN
- GARDEN STORE
- OFF STREET PARKING
- THREE BEDROOMS
- CLOSE TO LADY MARGARET PRIMARY SCHOOL
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- EASY ACCESS TO ELIZABETH LINE



Directions



Floor Plan



Ground Floor
 Approximate Floor Area
 619.24 sq. ft.
 (57.53 sq. m)

First Floor
 Approximate Floor Area
 404.83 sq. ft.
 (37.61 sq. m)

Total Gross Internal Area (Including Garden Store)
 1173.80 sq. ft.
 (109.05 sq. m)

Total Gross Internal Area (Excluding Garden Store)
 1024.07 sq. ft.
 (95.14 sq. m)

Cranleigh Gardens, 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			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	