



Parkfields

Estates



Cressage Close , Southall, UB1 2XP

Welcome to this charming property located in the desirable Cressage Close, Southall. This delightful end terrace house boasts a generous one reception room, perfect for entertaining guests or relaxing with your loved ones. With three cosy bedrooms, including a unique feature of one bedroom downstairs with its own en suite bathroom, this property offers flexibility and convenience.

The two bathrooms in this lovely house ensure that there will be no queues in the morning rush, making it a practical choice for families or those who enjoy having guests over. The layout of the property is not only functional but also provides a sense of privacy and space for everyone residing in it.

Situated in a sought-after area, this property offers a perfect blend of tranquillity and accessibility. Whether you fancy a peaceful evening in or a stroll in the vibrant neighbourhood, this house caters to all your needs. The convenience of having amenities, schools, and transport links nearby makes this property an ideal choice for those looking for a comfortable and well-connected home.

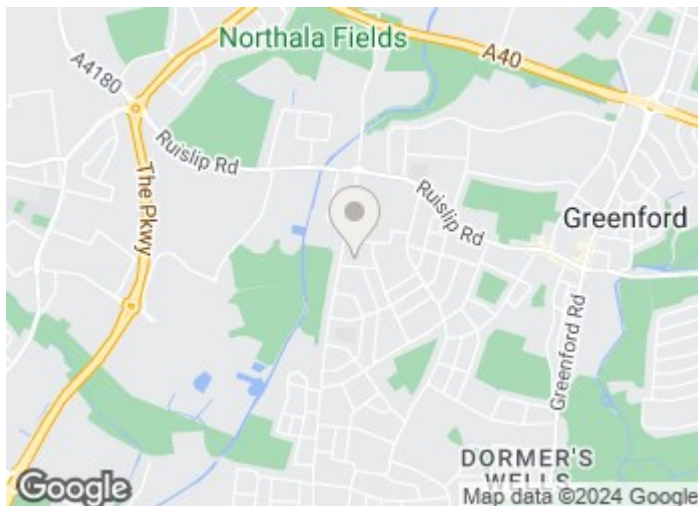
Asking Price £525,000

1 Cressage Close

, Southall, UB1 2XP



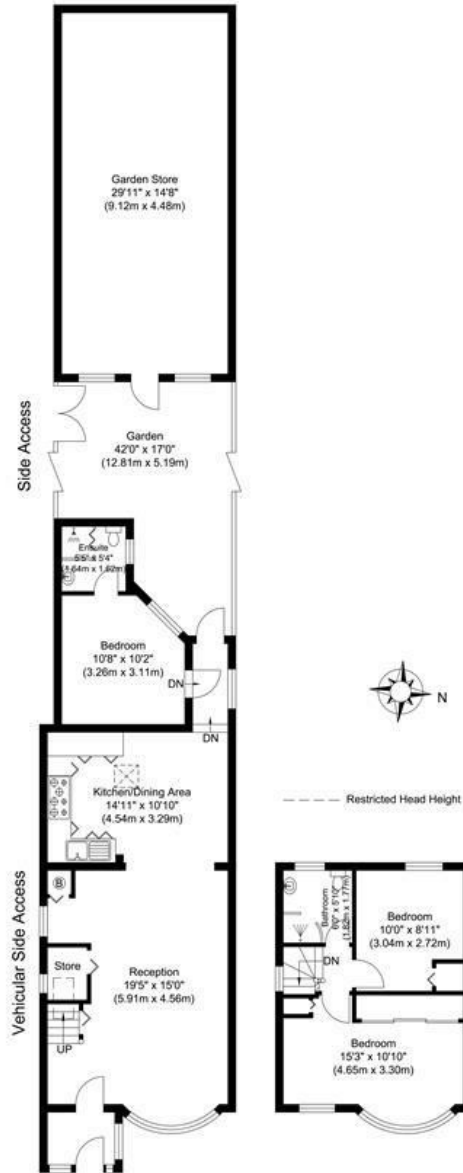
- SPACIOUS END TERRACE
- THREE BEDROOMS
- SHARED DRIVEWAY
- OPEN PLAN THROUGH LOUNGE
- FAMILY BATHROOM AND SEPERSTE EN-SUITE BATHROOM
- PLENTY OF SCHOOLING OPTIONS NEARBY
- KITCHEN
- GARDENS WITH OFF STREET PARKING
- POPULAR LOCATION



Directions



Floor Plan



Ground Floor
Approximate Floor Area
663.91 sq. ft.
(61.68 sq. m)

First Floor
Approximate Floor Area
299.77 sq. ft.
(27.85 sq. m)

Total Gross Internal Area (Including Garden Store)
1375.95 sq. ft.
(127.83 sq. m)

Total Gross Internal Area (Excluding Garden Store)
963.69 sq. ft.
(89.53 sq. m)

Cressage Close, 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	