



Parkfields

Estates



Waxlow Crescent , Southall, UB1 2ST

Nestled in the tranquil cul-de-sac of Waxlow Crescent, Southall, this extended mid-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by an inviting open plan lounge and diner, creating a warm and welcoming atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, making it a delightful area to host gatherings or enjoy quiet evenings at home.

The property boasts two bathrooms, providing convenience for busy households and ensuring that morning routines run smoothly. This feature is particularly beneficial for families or those who frequently have guests.

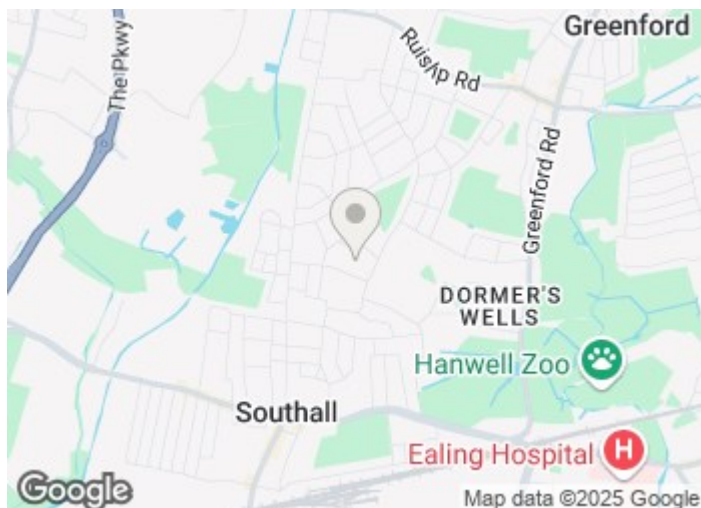
Situated with easy access to Uxbridge Road, residents will appreciate the proximity to local amenities, shops, and transport links, making daily commutes and errands effortless.

Asking Price £540,000

39 Waxlow Crescent , Southall, UB1 2ST



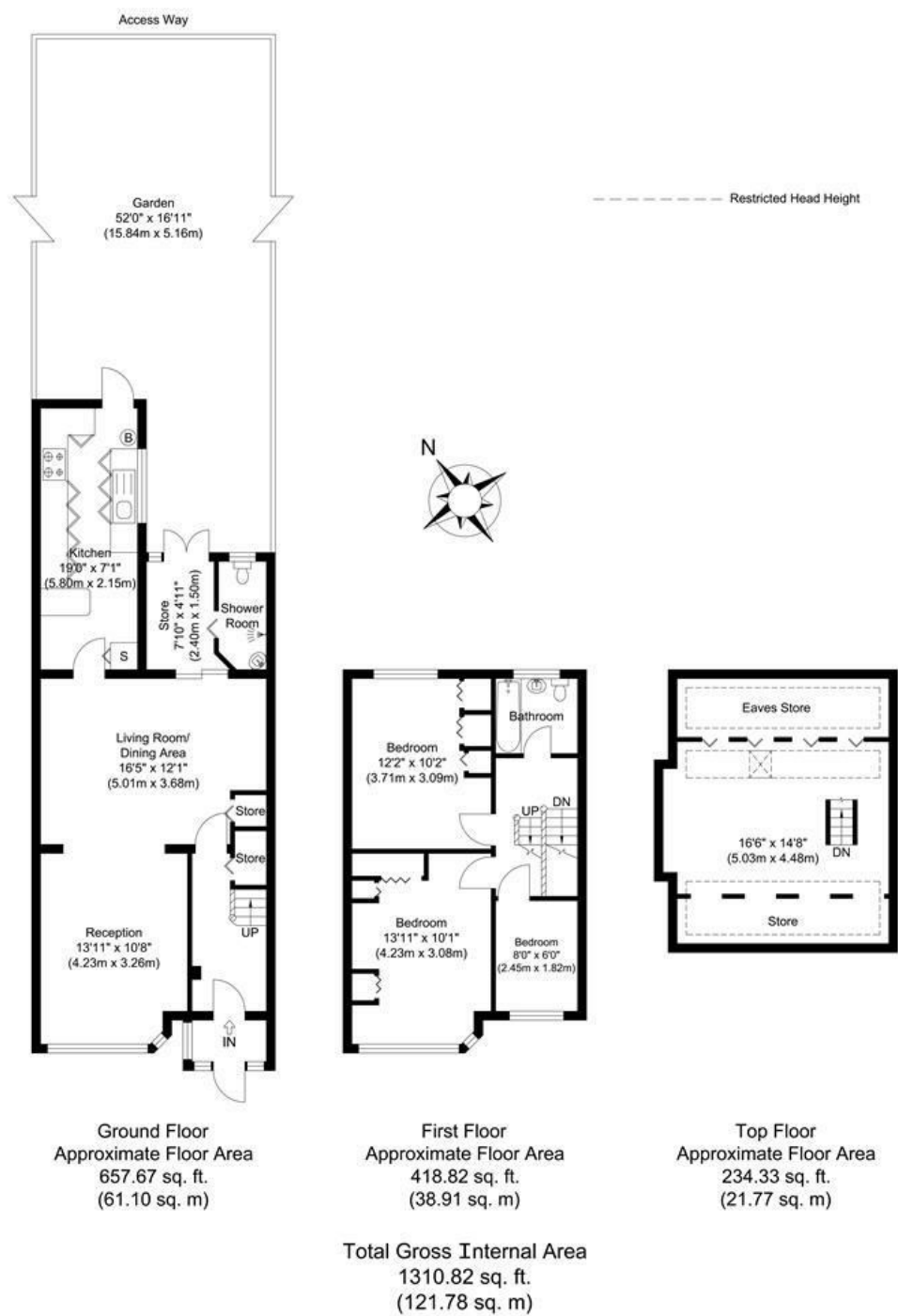
- CUL-DE-SAC LOCATION
- TWO BATHROOMS
- EASY ACCESS TO DORMERS WELLS HIGH SCHOOL
- THREE BEDROOMS
- SCOPE TO UPDATE AND MODERNISE
- RARE OPPORTUNITY
- OPEN PLAN LOUNGE / DINER
- BONUS LOFT STORAGE ROOM



[Directions](#)



Floor Plan



Waxlow Crescent, 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 firms 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		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC