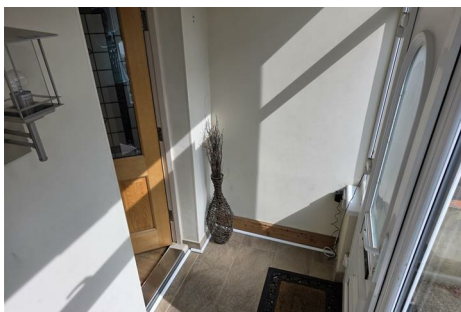




# Parkfields

Estates



## Warwick Road , Southall, UB2 4NX

Nestled on the vibrant Warwick Road in Southall, this charming mid-terrace house offers a delightful blend of space and comfort, perfect for families or those seeking a bit more room to breathe. With a generous 1,249 square feet of living space, the property boasts four well-proportioned bedrooms, providing ample accommodation for both family and guests.

The heart of the home is undoubtedly the extended kitchen and dining area, which creates an inviting atmosphere for both cooking and entertaining. This space is ideal for family gatherings or hosting friends, allowing for a seamless flow between the kitchen and dining experience.

Additionally, the property features a convenient garden storage shed, perfect for keeping your outdoor space tidy and organised. The garden itself offers a lovely outdoor retreat, ideal for enjoying the fresh air or tending to your plants.

Asking Price £515,000

# 18 Warwick Road

, Southall, UB2 4NX



- FOUR BEDROOMS
- GARDEN STORAGE ROOM
- JUST BY TWO PRIMARY SCHOOLS
- OPEN PLAN THROUGH LOUNGE
- FAMILY BATHROOM & SEPARATE CLOAKROOM
- NO ONWARD CHAIN
- KITCHEN / DINING ROOM
- EASY WALKING DISTANCE TO ELIZABETH LINE STATION

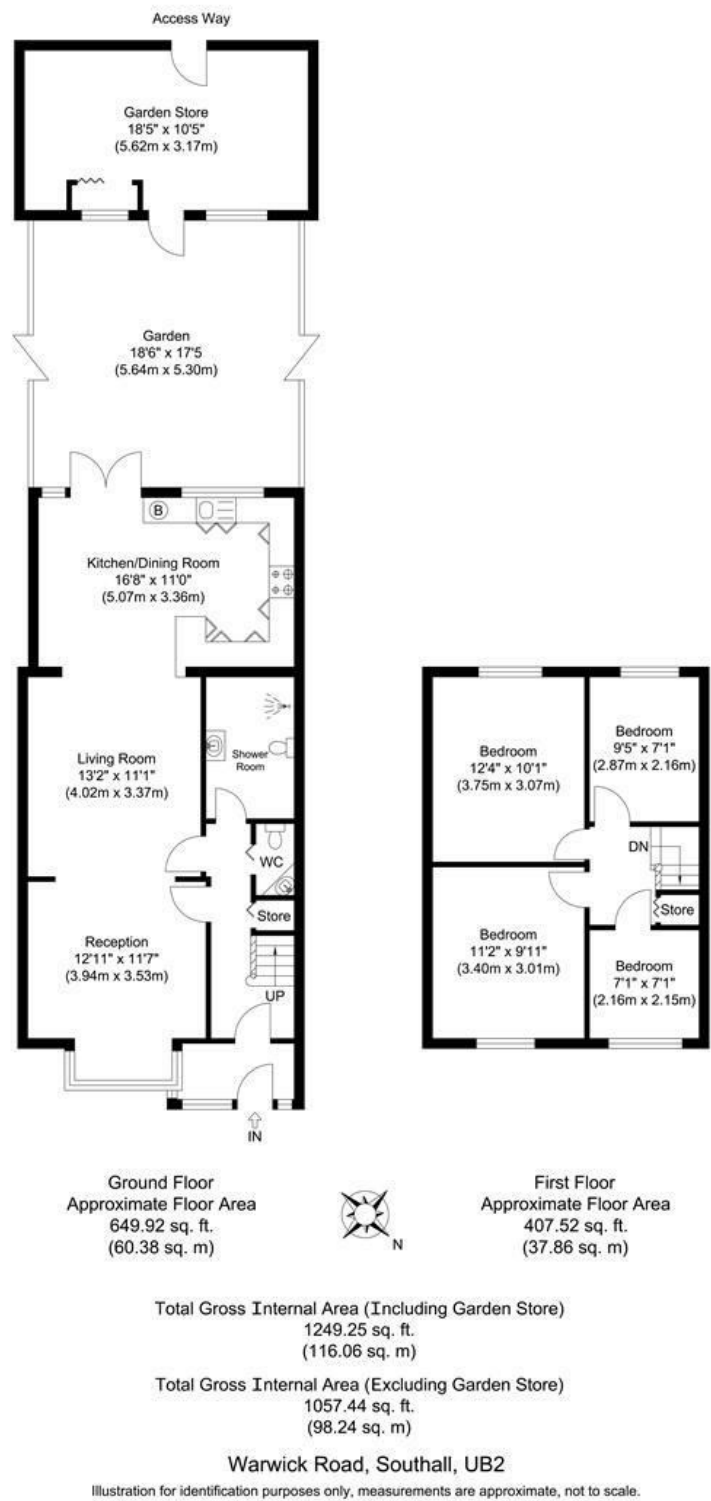


Directions





Floor Plan



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	64	
(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		