



23 Rosecroft Road, Southall, London, UB1 2XH

£535,000

EVANS
& COMPANY

Rosecroft Road Southall

- EXTENDED End Terraced House
- 3 Bedrooms
- Through Lounge
- Full Width Kitchen / Breakfast
- Gas Central Heating
- Study / Play Room
- Private Rear Garden

Evans & Company are pleased to present this spacious extended 3 bedroom end terraced family home. The property boasts a large kitchen / breakfast room, downstairs Study / Playroom. The property boasts a private rear garden and brick built shed.

Porch

Tiled floors, door two

Entrance Hall

Stairs to first floor, radiator, doors to

Lounge / Diner

21'3" x 11'8" (6.49 x 3.57)

Double glazed bay window to front, wood flooring, radiators, feature coal effect gas fire, power points, leading to



Study

9'0" x 6'5" (2.75 x 1.96)

Double glazed window to side, radiator, power points

Kitchen/Breakfast Room

17'11" x 10'1" (5.47 x 3.08)

Eye and base level storage units, work surfaces, tiled splashbacks, space and plumbing for washing machine, single drainer one & a half bowl stainless steel sink units, 5 ring gas hob inset into work surface, built in 'Bosch' electric double oven, tiled floors, radiators, windows and doors to rear garden.

Stairs to first floor

Doors to

Bedroom 1

11'11" x 9'6" (3.65 x 2.92)

Double glazed bay window to front, full length fitted wardrobes, radiator, PowerPoint.

Bedroom 2

10'4" x 10'3" (3.15 x 3.14)

Double glazed bay window to rear, radiator, PowerPoint.

Bedroom 3

6'10" x 5'11" (2.10 x 1.82)

Double glazed window to front, radiator, PowerPoint.

Bathroom

Panel enclosed corner bath with mixer taps, Mira

Electric shower, wash handbasin, low-level WC, double glazed windows to rear, tiled walls, tiled floors, chrome heated towel rail.

Outside

Front

Fully enclosed lawned area with shrub borders, shared drive to side providing access to

Rear

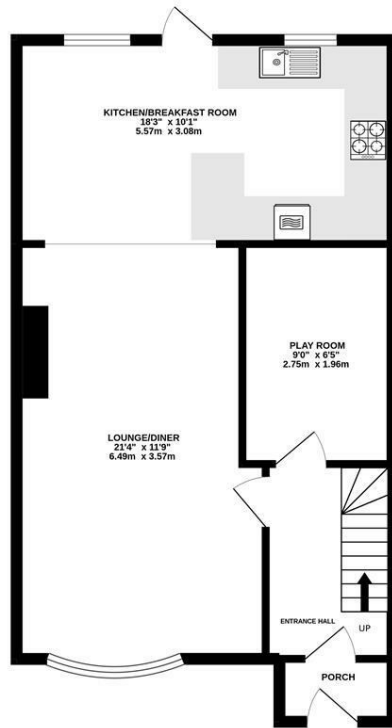
Paved patio area leading to lawned area enclosed by panel fencing, pathway to

Brick Built Shed

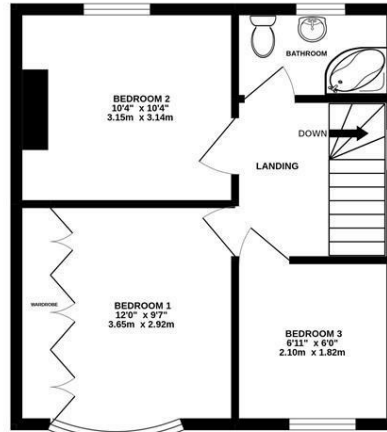
With light and power



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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