Shelley Crescent

Southall • Middlesex • UB1 2LG

Offers In Excess Of: £775,000



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est 1986

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This well-presented, four-bedroom semi-detached and extended property is situated on Shelley Crescent, Southall, and benefits from a spacious multi-car driveway. The ground floor comprises a 26ft living/dining room, an 18ft kitchen, bedroom, utility room, WC, office space and a 21ft family room. To the first floor, there are three further bedrooms, two of which benefit from built-in wardrobes, along with two bathrooms. The second bedroom also benefits from its own en-suite. To the rear of the property is a well-maintained, laid-to-lawn garden, providing a pleasant outdoor space for the family to enjoy. This property is also conveniently located, with a good range of local amenities, shops, cafés and restaurants close by. There are a number of schools within easy reach, including North Primary School, Allenby Primary School and Villiers High School. Southall Station is also approximately 15 minutes away on foot, providing access to the Elizabeth line and convenient connections into Central London.

Semi-detached

Four Bedrooms

26ft Living/dining area

21ft Family room

19ft main bedroom

2000+ sqft total floor area

Ensuite

Well maintained garden

Close to local amenities

15 walk to southall station

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

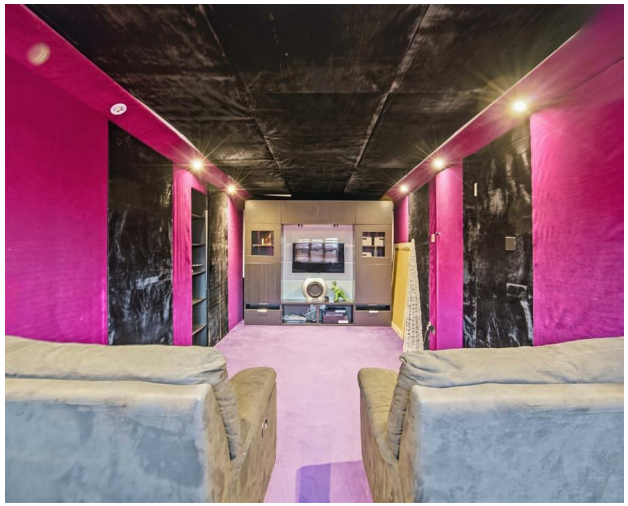












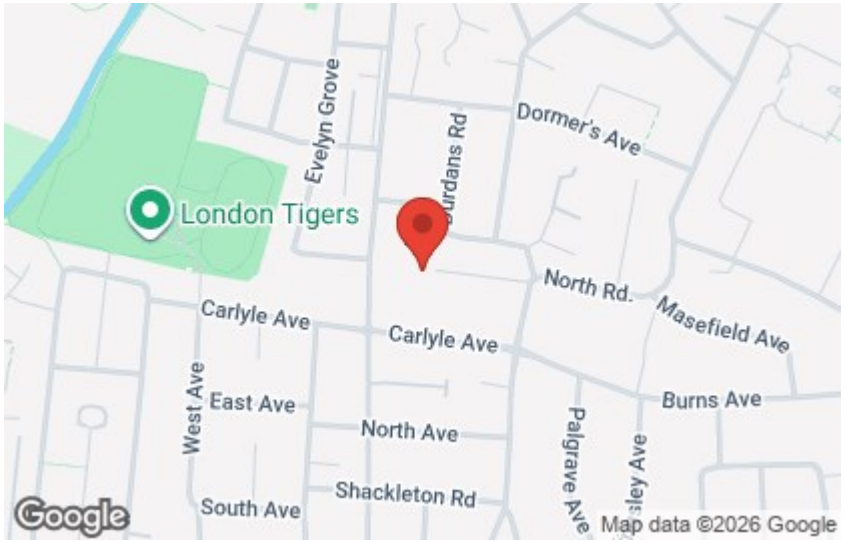
Schools:

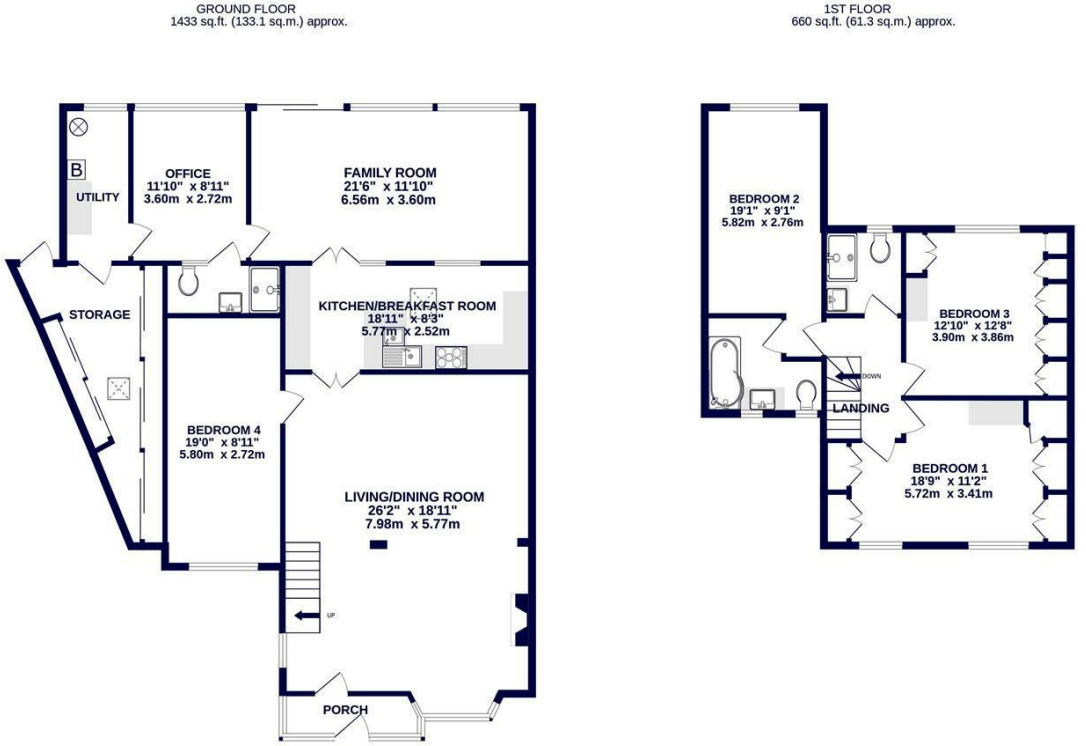
Train:

Car:
M4, A40, M25, M40

Council Tax Band:
D

(Distances are straight line measurements from centre of postcode)





TOTAL FLOOR AREA : 2093 sq.ft. (194.4 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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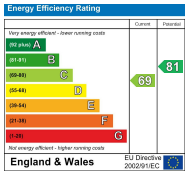
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