



Parkfields

Estates



Lawson Road , Southall, UB1 2XW

Nestled on the charming Lawson Road in Southall, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable family home. The property boasts the convenience of off-street parking, ensuring that you will never have to worry about finding a space after a long day.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxation or entertaining guests. The layout of the home is designed to provide a warm and inviting atmosphere, making it an ideal setting for family gatherings or quiet evenings in.

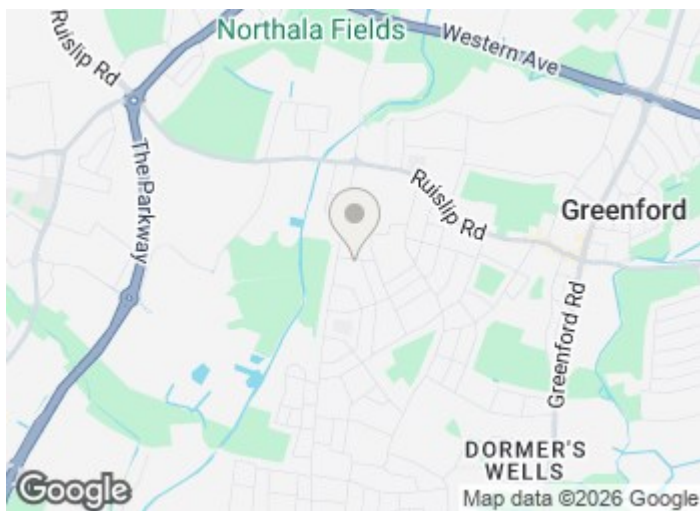
Additionally, the property benefits from shared accessway to the side, adding to the ease of living in this well-connected area. With no chain involved, you can look forward to a smooth and swift transition into your new home.

Offers Over £450,000

22 Lawson Road , Southall, UB1 2XW



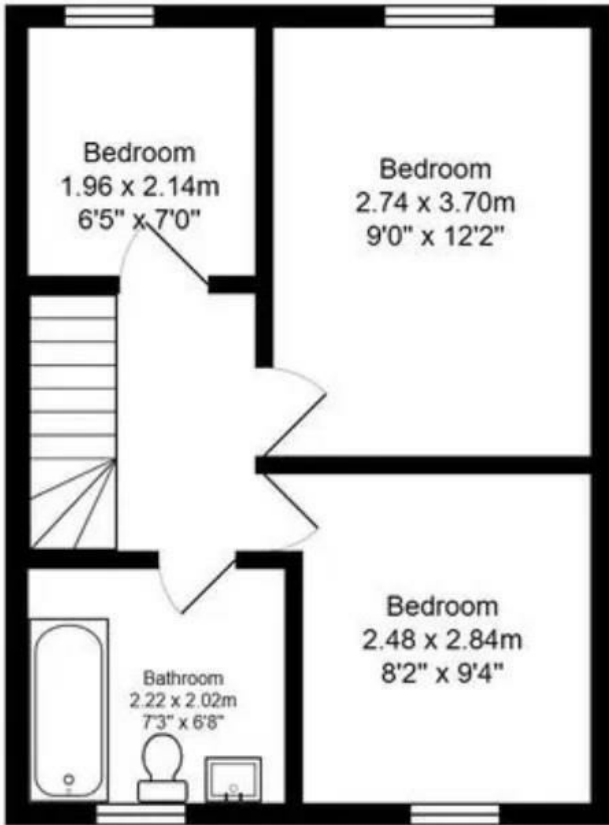
- SEMI DETACHED
- OFF STREET PARKING
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- SCOPE TO EXTEND (STPP)
- EASY DISTANCE TO SCHOOLS
- NO ONWARD CHAIN



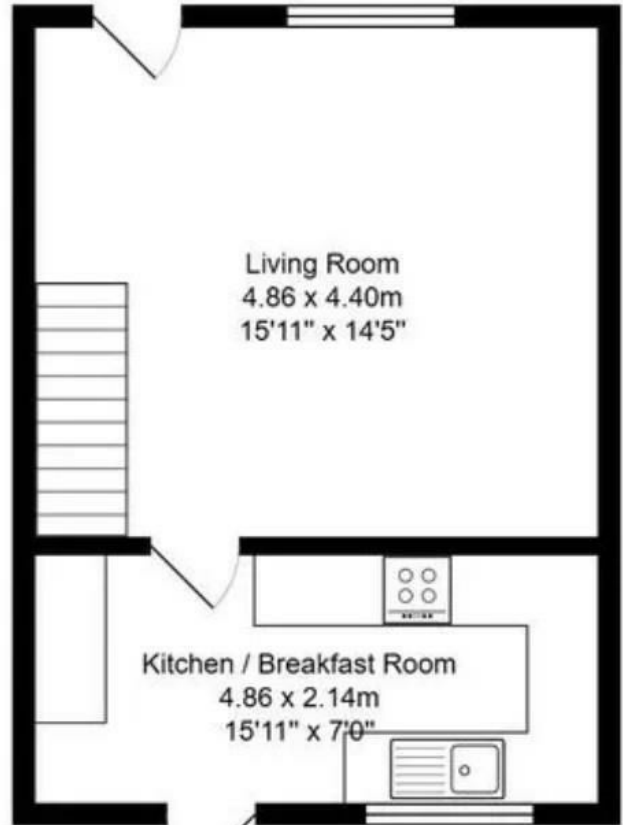
Directions



Floor Plan



1st Floor



Ground Floor

Total Area: 65.1 m² ... 701 ft²

All measurements are approximate and for display purposes only.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	