



**£535,000**

**Burket Close**

Southall, UB2 5NR

## PROPERTY SUMMARY

Attractive 3 Bed End Of Terrace Home With Garage - Burket Close, Southall, Norwood Green.

Nestled in a quiet residential cul-de-sac near Grand Union Canal, this well presented three bedroom end of terrace property offers a perfect blend of comfort & convenience.

The home features a bright & spacious lounge and a separate fitted kitchen. It has a family-friendly layout ideal for both entertaining and everyday living. Upstairs there are three generous bedrooms and a family bathroom providing ample space for growing families.

Outside, the property benefits from a good sized rear garden, perfect for gatherings along with driveway parking and a garage for additional storage or parking needs.

Located within easy reach of Southall Station (Elizabeth Line), this home offers excellent transport links to Central London & beyond, making it a great choice for commuters.

This property presents an ideal opportunity for first-time buyers and investors alike.

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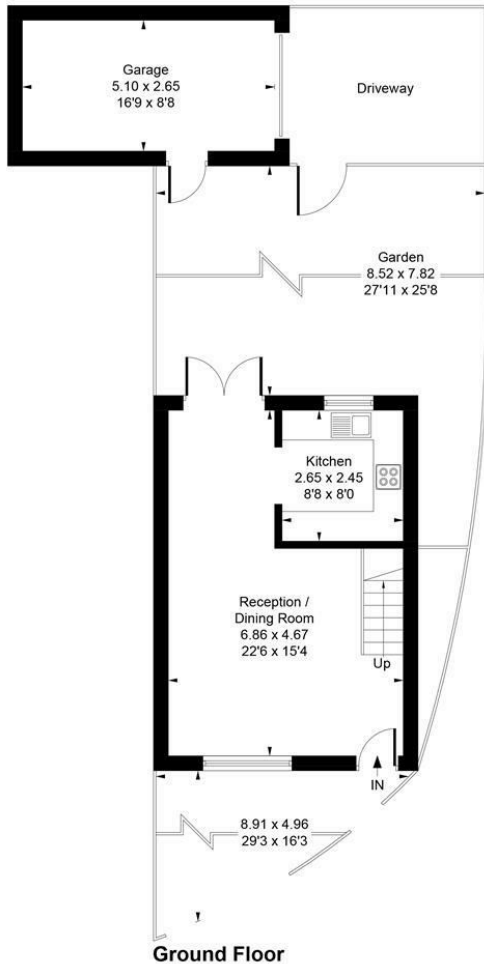


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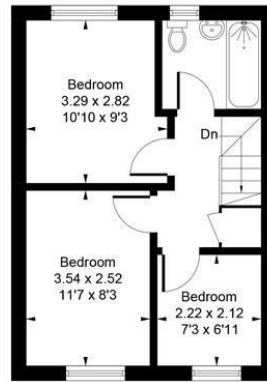




Approximate Gross Internal Area = 67.00 sq m / 721 sq ft  
 Garage = 13.90 sq m / 150 sq ft  
 Total = 80.90 sq m / 871 sq ft



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**LOCAL AUTHORITY**

Hounslow

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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