



# Parkfields

Estates



## Darwin Drive , Southall, UB1 3JY

Nestled on Darwin Drive in Southall, this charming first-floor garden maisonette offers a delightful blend of comfort and convenience. Built between 1930 and 1939, the property has been well-maintained and is presented in really good condition, making it an ideal choice for first-time buyers or those seeking a cosy retreat.

The maisonette features a spacious reception room that welcomes you with warmth and light, providing an inviting space for relaxation or entertaining guests. The well-proportioned bedroom offers a peaceful haven for rest, while the bathroom is functional and neatly appointed.

One of the standout features of this property is the private garden, perfect for enjoying the outdoors, whether it be for gardening, hosting summer barbecues, or simply unwinding in a tranquil setting.

Conveniently located, the maisonette is within easy reach of local schools, shops, and various amenities, ensuring that all your daily needs are just a stone's throw away. This prime location in Southall not only offers a

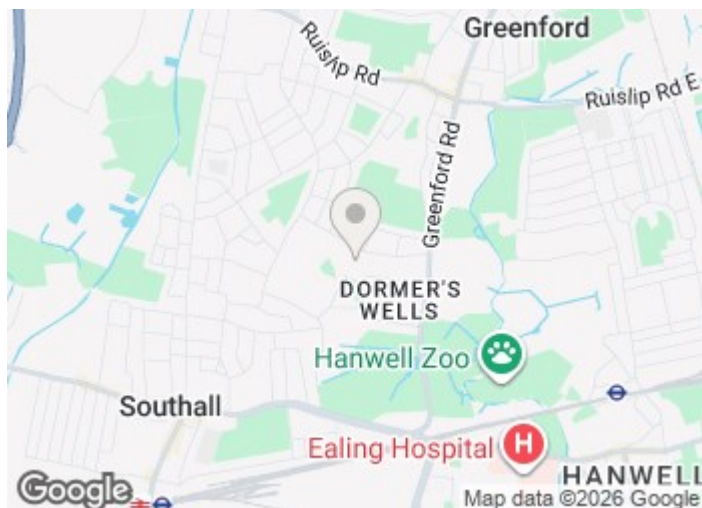
**Offers In The Region Of £250,000**

# 41 Darwin Drive

, Southall, UB1 3JY



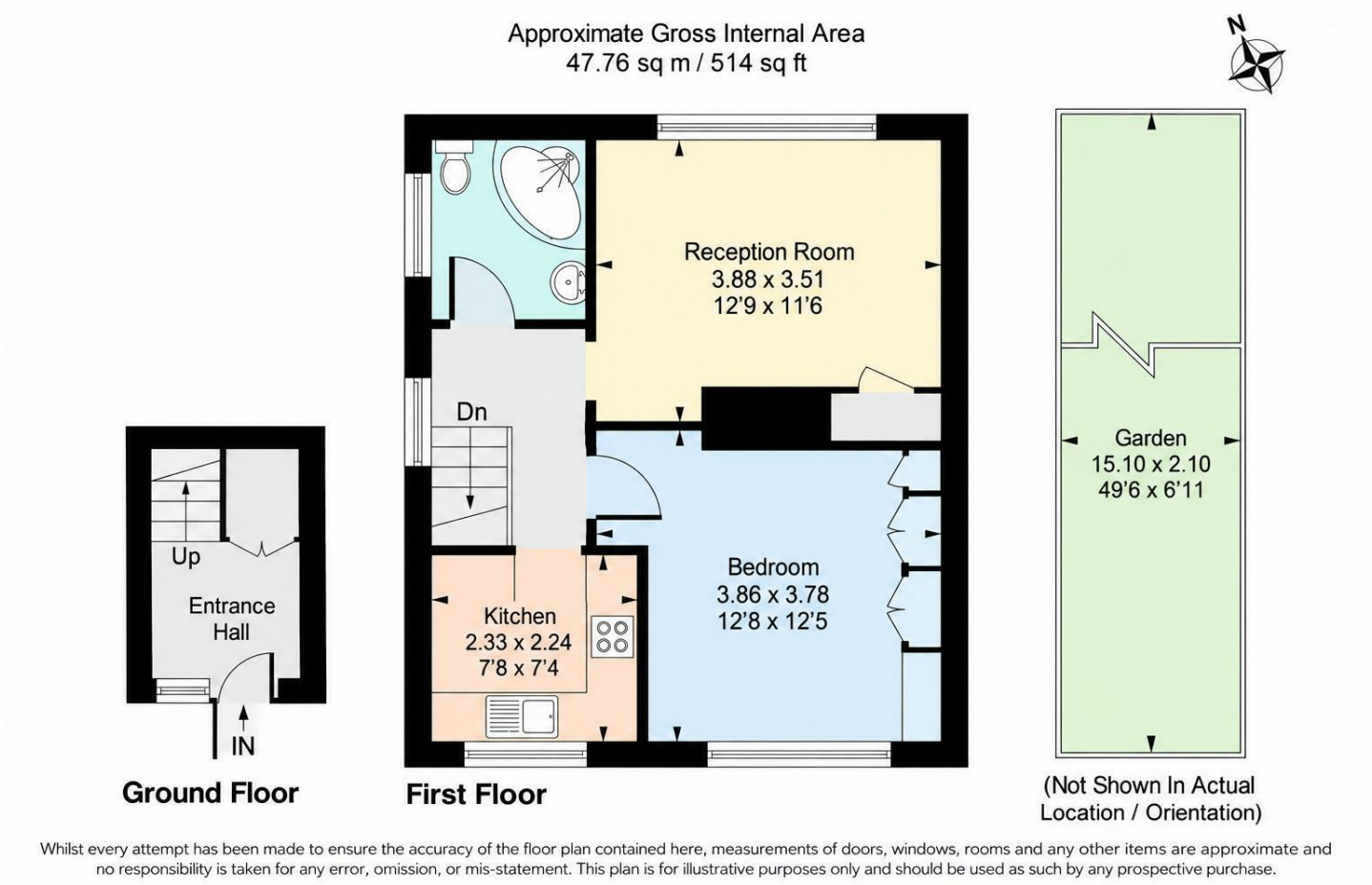
- SPACIOUS FIRST FLOOR MAISONETTE
- GOOD SIZED PRIVATE REAR GARDEN
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES
- LEASEHOLD
- GENEROUS DOUBLE BEDROOM
- GAS CENTRAL HEATING
- SITUATED ON THE SOUTHALL/GREENFORD BORDERS
- BEATIFULLY PRESENTED THROUGHOUT
- DOUBLE GLAZED WINDOWS
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |