



Shelley Crescent, Southall, UB1 2LQ

- Three Bedrooms
- Extended Kitchen/Diner
- Modern Bathroom Suite
- Rarely Available Rear Access with Additional Parking
- EPC Rating D / Council Tax Band D

- Semi Detached
- Ground Floor WC
- Own Driveway
- Further Scope to Extend & Develop (STPP)
- Close Proximity to Amenities, Schools & Transport Links

Asking Price £615,000



Shelley Crescent, Southall, UB1 2LQ



Situated on a quiet residential street and benefitting from being in a cul de sac, is this three bedroom semi detached home which is offered to the market on Shelley Crescent in Southall. The property offers spacious accommodation throughout and is perfect for families who are looking for a long term residence to call their own with the additional scope to extend and develop in the future subject to planning permission.

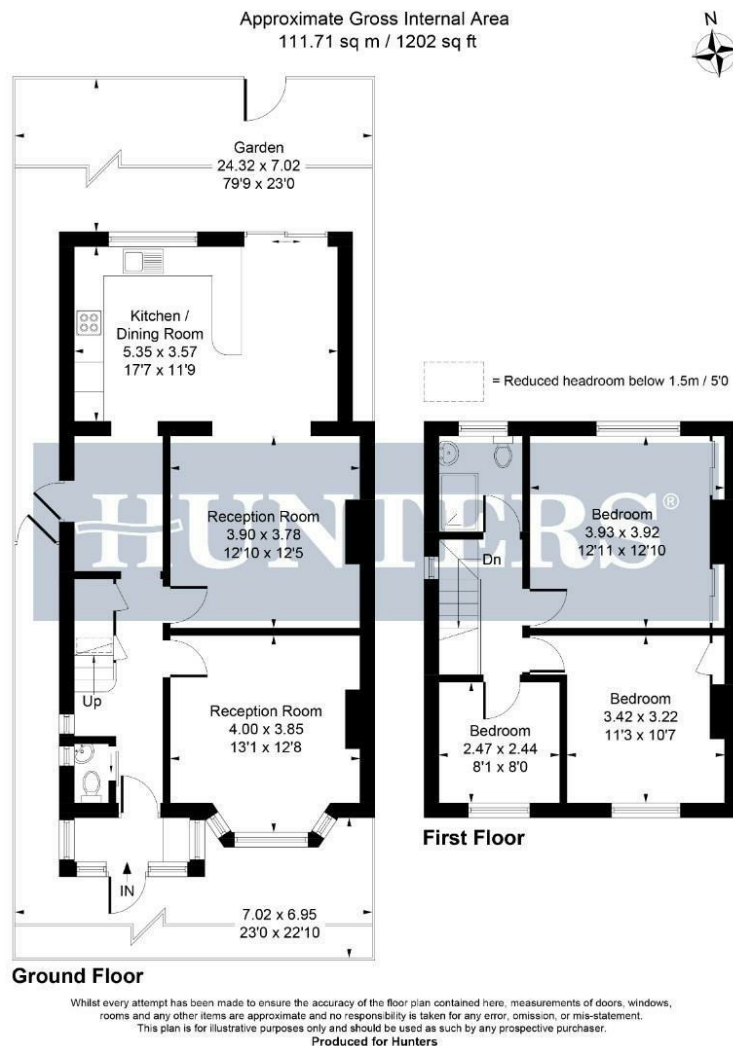
The property currently comprises entrance porch to hall, ground floor wc, separate sitting room, open plan kitchen/dining area which incorporates a second reception area, three first floor bedrooms and a modern shower suite. Outside, the property has its own driveway which is part patio, part lawn - a generous rear garden which is approximately 80ft long and provides the unique and rarely available benefit of additional parking to the rear of the property.

Shelley Crescent is conveniently located in Southall, close to a wide range of local amenities, shops, supermarkets, cafés and restaurants. Southall Broadway and the town centre are easily accessible, while Southall Station provides excellent Elizabeth line connections into Central London and beyond. The area also benefits from a variety of nearby schools, parks and recreational facilities, with easy access to the A312, A4 and M4 for motorists.



Shelley Crescent, Southall, UB1 2LQ





Viewings

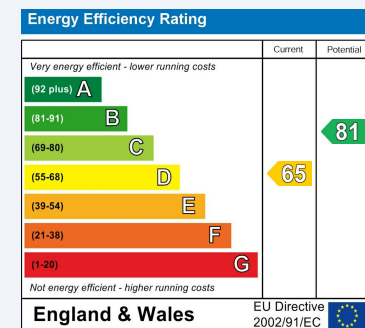
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.