



Parkfields

Estates



Alfred Gardens , Southall, UB1 2BD

Nestled in the tranquil setting of Alfred Gardens, Southall, this well-kept family home presents an excellent opportunity for those seeking comfort and convenience. The property boasts an extended kitchen and dining room, perfect for family gatherings and entertaining guests. Further accommodation includes; Three Bedrooms, Family Bathroom/WC and Ground Floor Shower / WC. The spacious through lounge offers a welcoming atmosphere, ideal for relaxation and family time. To the outside there are private gardens along with a large brick built storage shed with independent rear access.

Situated on a no-through road, this residence ensures a peaceful living environment, away from the hustle and bustle of busy streets, simultaneously being walking distance to Southall Broadway. The absence of a chain adds to the appeal, allowing for a smoother transition into your new home.

This charming house is not just a property; it is a place where memories can be made. With its thoughtful layout and inviting spaces, it is ready to welcome its new owners. Don't miss the chance to make this delightful home your own.

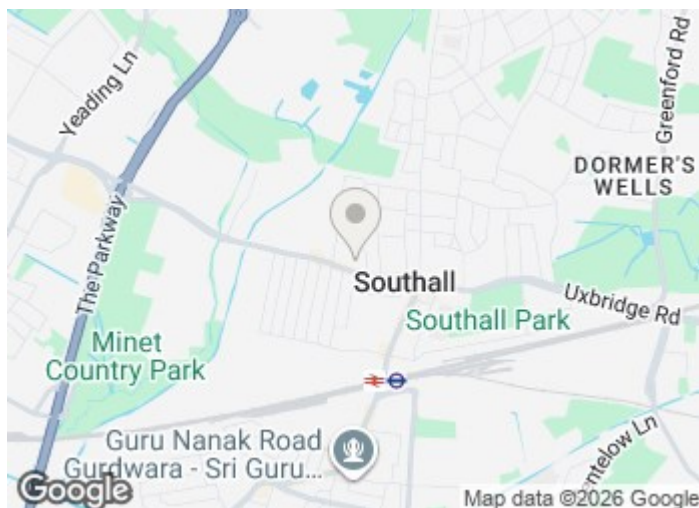
Asking Price £525,000

11 Alfred Gardens

, Southall, UB1 2BD



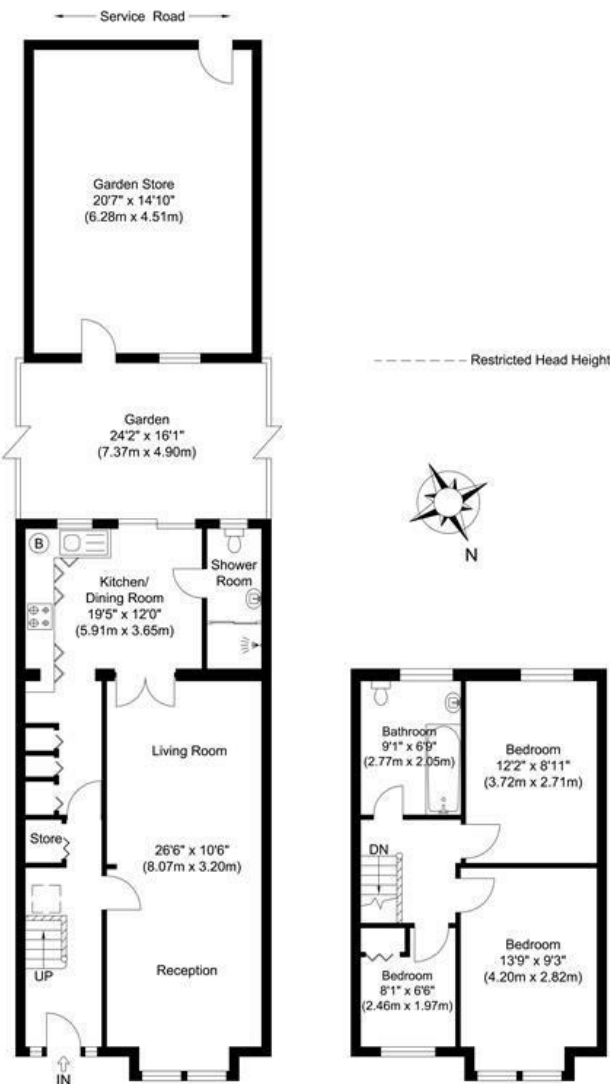
- EXTENDED MID TERRACE FAMILY HOME
- GROUND FLOOR SHOWER / WC
- GARDEN STORE
- THROUGH LOUNGE
- THREE FIRST FLOOR BEDROOMS
- WALKING DISTANCE TO SOUTHALL BROADWAY
- FULLY FITTED KITCHEN WITH APPLIANCES
- FAMILY BATHROOM /WC
- NO ONWARD CHAIN



Directions



Floor Plan



Ground Floor
Approximate Floor Area
573.17 sq. ft.
(53.25 sq. m)

First Floor
Approximate Floor Area
407.62 sq. ft.
(37.87 sq. m)

Total Gross Internal Area (Including Garden Store)
1285.64 sq. ft.
(119.44 sq. m)

Total Gross Internal Area (Excluding Garden Store)
980.80 sq. ft.
(91.12 sq. m)

Alfred Gardens, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		
EU Directive 2002/91/EC		