



**Shaw
& Co**
ESTATE
AGENTS

£540,000

Ringway

Southall, UB2 5SU

PROPERTY SUMMARY

Open Day Saturday 20th September at 12pm Enquire Now To Book Your Place.

A delightful double fronted three bedroom mid-terrace property located within the popular residential area of Ringway, situated on the borders of Heston and Southall.

Upon entering, you will find a spacious reception room that provides a great space for family and guests alike with an additional second reception, which can be used as a dining room leading into the kitchen.

To the first floor you'll find three well-proportioned bedrooms and a family bathroom. There is also a ground floor WC, which provides added convenience for busy households.

One of the standout features of this home is its large rear garden, with great potential to extend, subject to planning and front off street parking for two cars.

With its prime location, residents can enjoy easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This property presents an excellent opportunity for those looking to settle in a vibrant community, while enjoying the comforts of a well-appointed home. The property is available to the market with no onward chain!

3



1

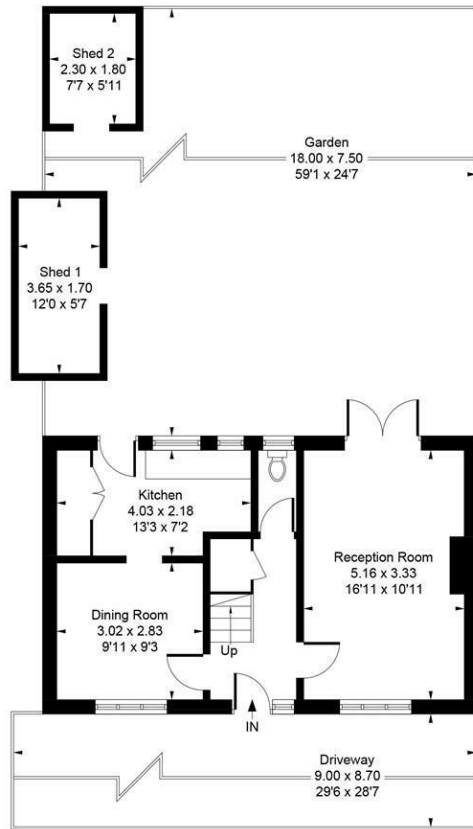


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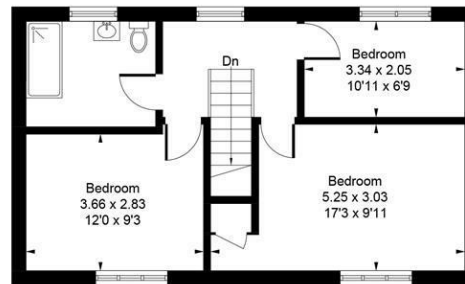




Approximate Gross Internal Area = 92.44 sq m / 995 sq ft
 Sheds = 10.34 sq m / 111 sq ft
 Total = 102.78 sq m / 1106 sq ft



Ground Floor



First Floor

LOCAL AUTHORITY

Hounslow

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

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



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 purchase.

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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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