



**Asking Price £475,000**

**TENURE : FREEHOLD**

**Cressage Close, Southall, UB1 2XP**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 Double Bedrooms**

**Spacious Through Lounge**

**Fitted kitchen with garden access**

**Family bathroom additional WC**

**Large Private Rear Garden**

**Outhouse with Electricity and Lighting**

**Rolitex Estates**  
370 Oldfield Lane North, Greenford, UB6 8PU  
info@rolitex.co.uk | 442088130777  
Website: www.rolitex.co.uk



**Rolitex Estates**  
RESIDENTIAL SALES & LETTINGS - PROPERTY AGENTS

# Rolitex Estates are pleased to present a well-located two-bedroom terraced house at Cressage Close, Southall, UB1 2XP.

Situated within a quiet residential cul-de-sac, this property offers a spacious through lounge providing both living and dining areas, with large windows allowing for plenty of natural light throughout.

To the rear, there is a fitted kitchen with ample storage and worktop space, leading directly onto a private rear garden. The garden offers a mix of patio and lawn, and further benefits from a substantial outhouse equipped with electricity and lighting, providing versatile additional space ideal for storage, a home office, or hobby use (subject to any necessary consents).

Upstairs comprises two well-proportioned bedrooms, including a generous master bedroom with built-in storage, and a second bedroom suitable as a child's room, guest room, or home office. The property also benefits from a family bathroom and an additional WC.

Further benefits include off-street parking to the front and good overall internal space throughout.

Conveniently located close to local schools, shops, and amenities, the property also offers excellent transport links via Southall and Greenford stations, including access to the Elizabeth Line, Central Line, and National Rail services, as well as easy access to the A40.

## Key Features:

- Two-bedroom terraced house
- Spacious through lounge
- Fitted kitchen with garden access
- Family bathroom additional WC
- Private rear garden with powered outhouse
- Outhouse with electricity and lighting
- Off-street parking
- Quiet cul-de-sac location
- Excellent transport links nearby
- Ideal for families or investors

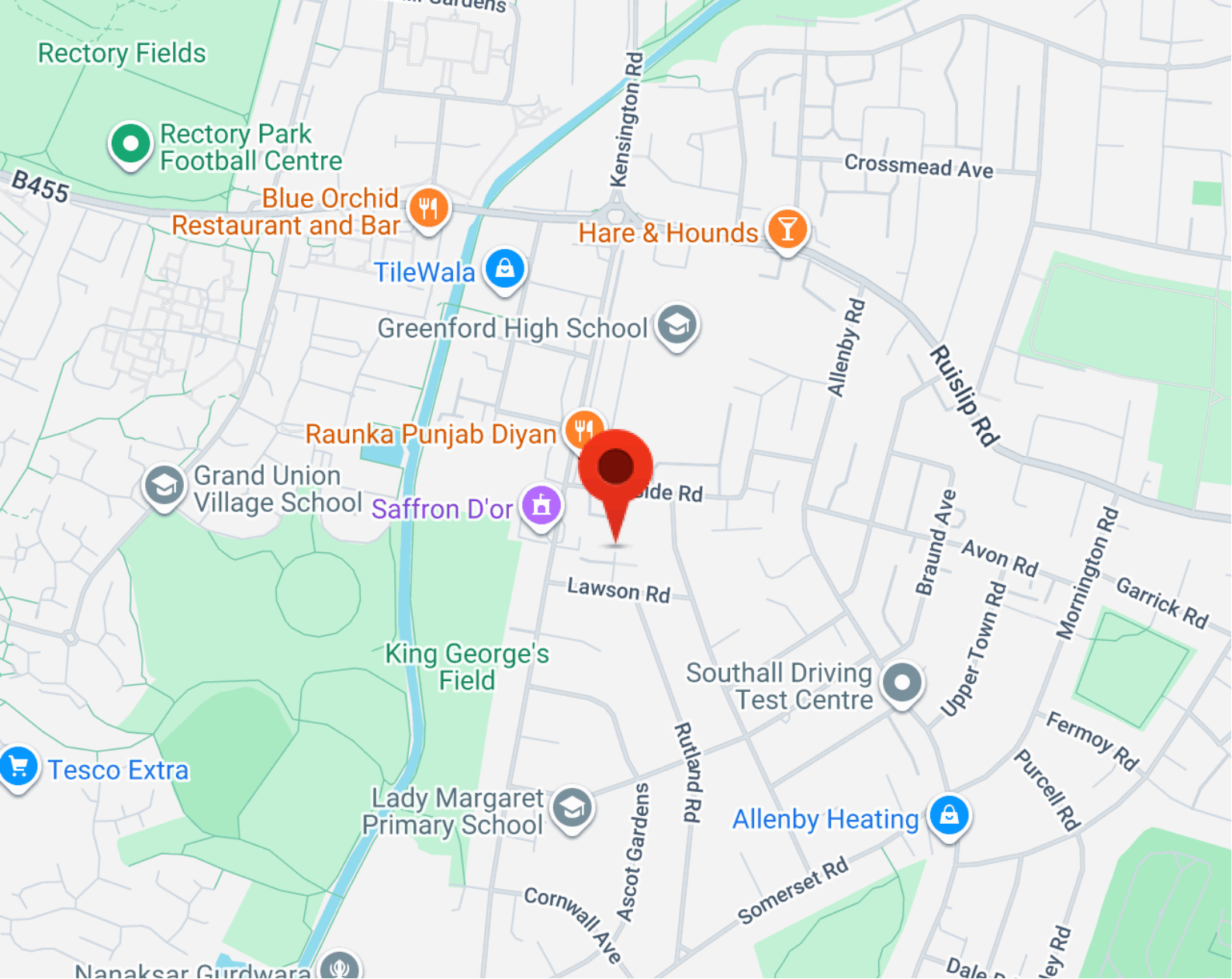
**Viewings highly recommended.**





**Rolitex Estates**  
370 Oldfield Lane North, Greenford, UB6 8PU  
info@rolitex.co.uk | 442088130777  
Website: www.rolitex.co.uk

 **Rolitex Estates**  
RESIDENTIAL SALES & LETTINGS - PROPERTY AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Cressage Close, Southall, UB1 2XP