



**St. Crispins Close, Southall, UB1 2UH**  
**Guide Price £500,000**

**DBK**  
ESTATE AGENTS



## St. Crispins Close, Southall, UB1 2UH

### Guide Price £500,000

Set on a peaceful residential road, this extended end-of-terrace family home offers excellent scope for future development (stpp).

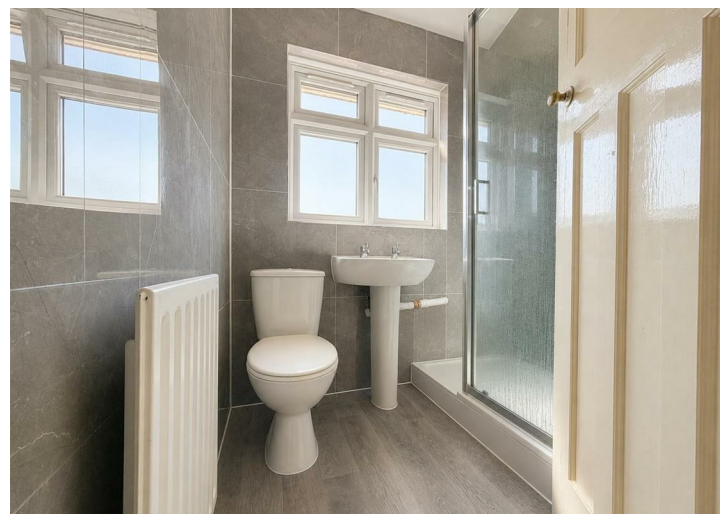
The property features a spacious 'L'-shaped through lounge, alongside an extended fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a brand new contemporary family bathroom finished to a high standard.

Externally, the home benefits from a lengthy rear garden with rear access, offering excellent outdoor space for families. Additional features include a garage and a front garden providing valuable off-street parking.

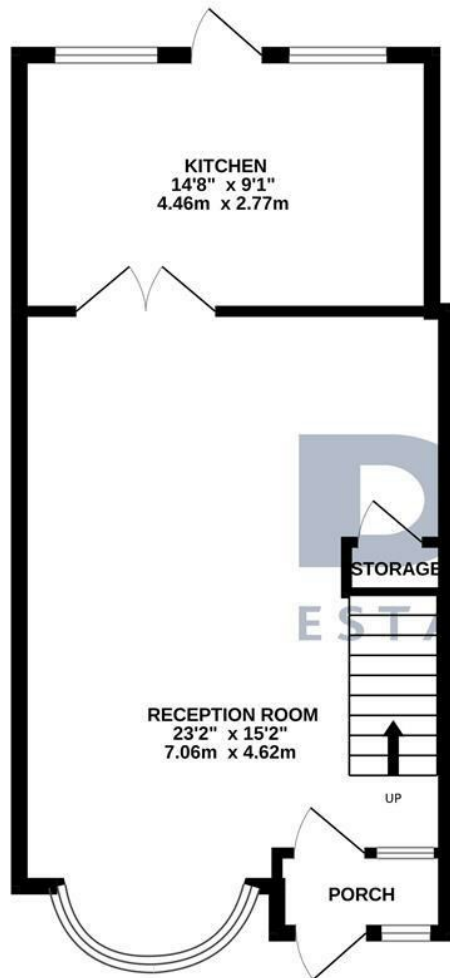
Situated just off the popular Lady Margaret Road the property is conveniently located nearby to an ample array of local amenities and reputable schools such as Greenford High School scoring OUTSTANDING by OFSTED. Southall & Hanwell Overground Stations can be found within close proximity and for motorists the A40/ M40 lies close by connecting you to neighbouring towns.

## Key Features

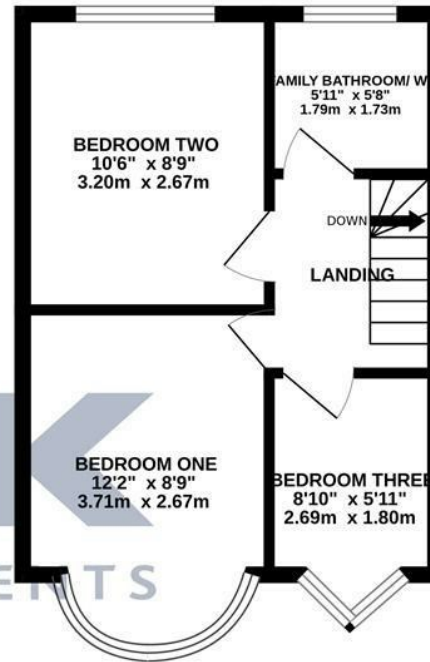
- **Extended End of Terrace**
- **Scope for Further Development (stpp)**
  - **Three Bedrooms**
- **Large 'L' Shaped Through Lounge**
  - **Extended Kitchen**
- **Brand New Family Bathroom**
- **Lengthy Rear Garden with Rear Access + Garage**
- **Front Garden for Off Street Parking**
- **Walking Distance to Reputable Schools**
  - **Southall Station 1 mile**



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



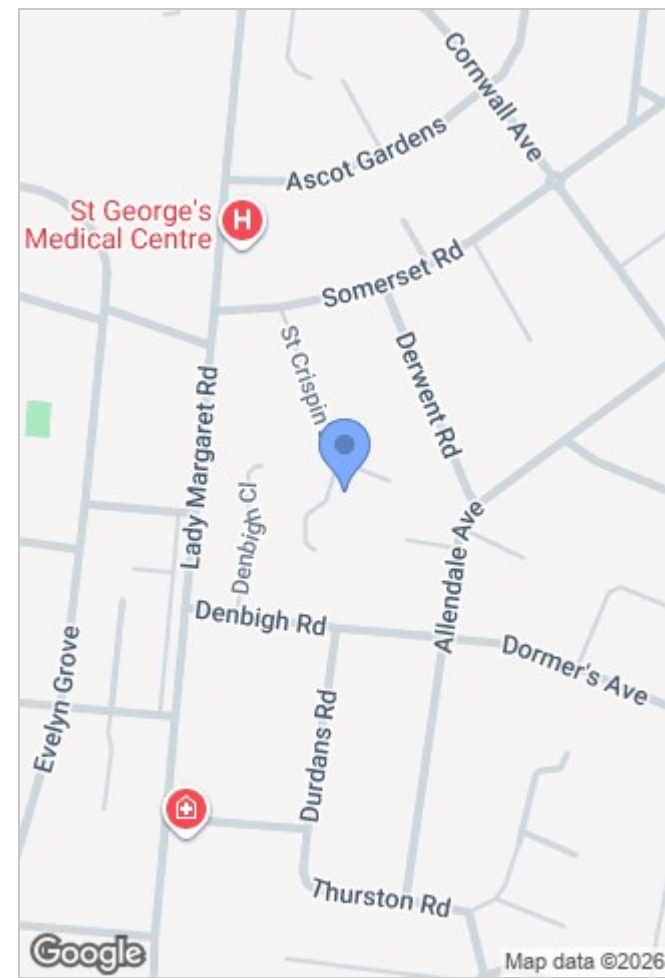
1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



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TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
England & Wales		EU Directive 2002/91/EC	
		61	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com