Newlands Close, Southall, UB2 5TN
Guide Price £545,000

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Set within a peaceful residential cul-de-sac, this chain-free family home presents excellent scope for further extension or development, subject to the usual planning permissions.

The property benefits from a wider-than-average first floor footprint, creating three generously proportioned double bedrooms and a stylish family bathroom suite. On the ground floor, there are two well-appointed reception rooms alongside a modern fitted kitchen. A useful utility room provides additional practicality and storage.

Externally, the property enjoys a lengthy rear garden with side gated access and outdoor storage. To the front, a brick-paved driveway provides valuable off-street parking.

Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station (Elizabeth Line) and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as Khalsa Primary School, Norwood Green Infant and Nursery School, Nishkam School and Heston Community School can be found nearby.

Key Features

- Chain Free with Flying Freehold
- Peaceful Residential Cul-de-sac + Scope for Development (stpp)
- Wider than Normal First Floor Footprint
- Three Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Chic Family Bathroom Suite
- Utility Room
- Lengthy Rear Garden with Side Gated Access + Outdoor Storage
- Brick Paved Front Garden with Off Street Parking

GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.

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TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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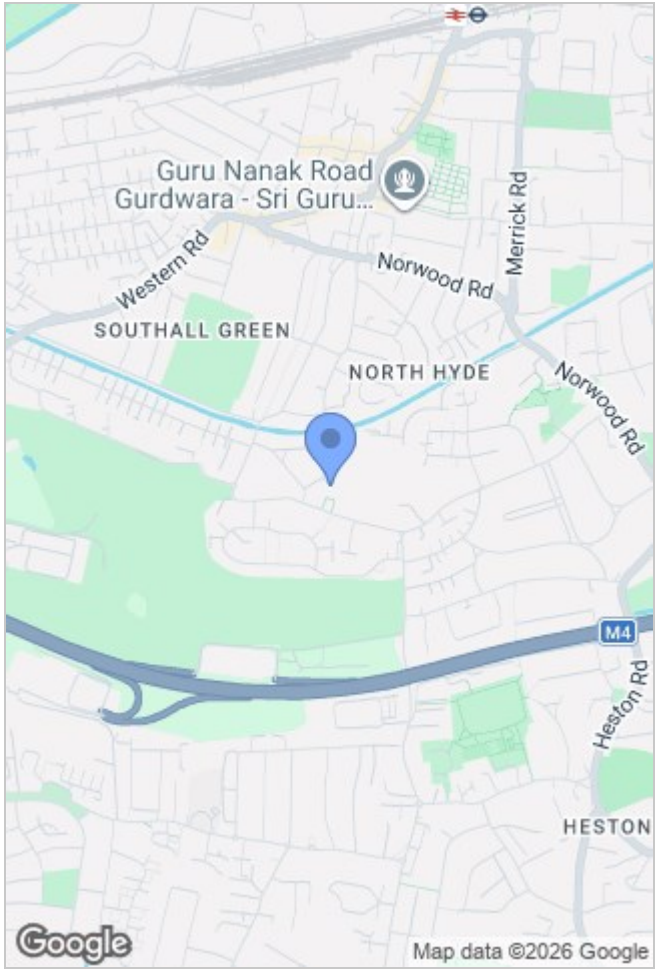

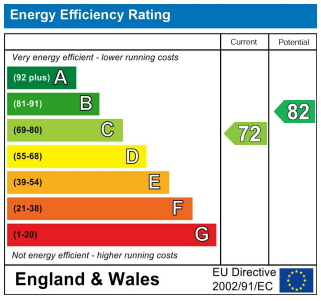

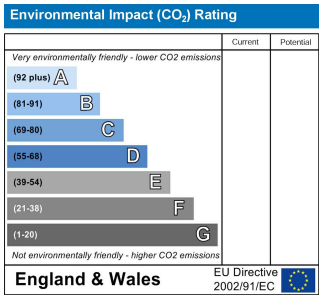

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