



36 St. Crispins Close, Southall, London, UB1 2UH

£485,000

EVANS
& COMPANY

St. Crispins Close Southall

- EXTENDED Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Double Glazed
- Gas Central Heating
- Garage
- Off Street Parking
- No Upper Chain

Evans & Company are pleased to offer this extended 3 bedroom house located in a popular cul de sac within walking distance of local bus routes, schools and shops. The property boasts 2 reception rooms with an additional dining area, off street parking for 1-2 cars, a garage and is offered with no upper chain (Council Tax D)

Front Door to

Entrance Hall

Stairs to first floor, radiator, doors to

Downstairs WC

Low level wc, wash hand basin



Reception 1

11'11" x 9'6" (3.64 x 2.92)

Double glazed bay window to front, radiator, power points

Reception 2

10'5" x 8'10" (3.18 x 2.71)

Radiator, open plan to

Dining Area

9'10" x 7'6" (3.00 x 2.29)

Double glazed door to rear garden, radiator, power points, tiled floor, door to

Kitchen

9'10" x 5'10" (3.02 x 1.78)

Eye and base level storage units, single drainer sink unit, double glazed window to rear, built in 4 ring gas hob, power points, tiled floor.

Stairs to First Floor

Doors to

Bedroom 1

12'5" x 8'10" (3.80 x 2.70)

Double glazed bay window to front, radiator, power points

Bedroom 2

10'5" x 8'11" (3.18 x 2.72)

Double glazed window to rear, radiator, power points

Bedroom 3

7'1" x 6'0" (2.18 x 1.83)

Double glazed window to front, radiator, power points

Bathroom

White suite with panel enclosed bath, low level wc, wash hand basin, tiled walls and floors, double glazed window to rear

Outside

Front

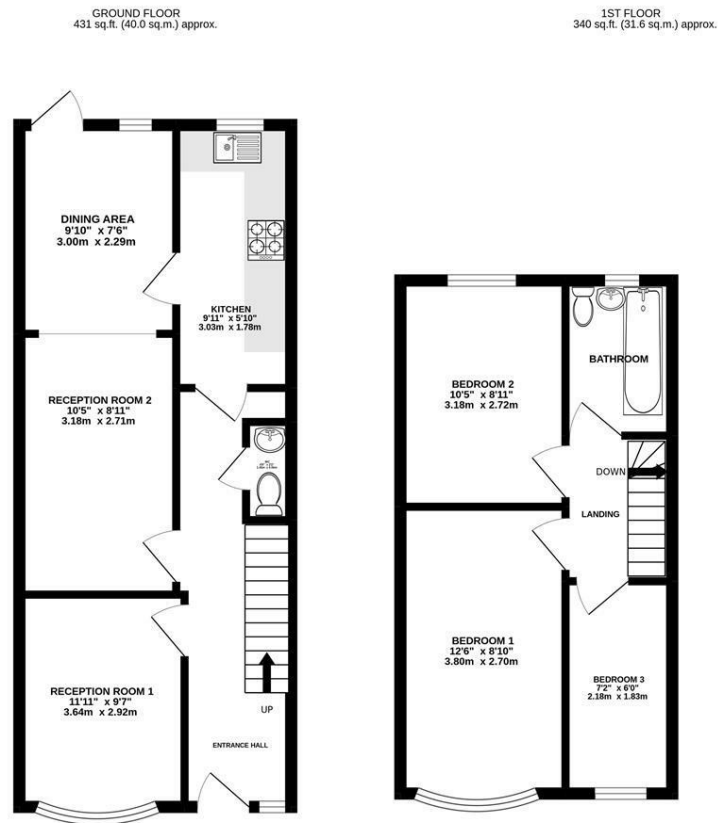
Off street parking for 1/2 cars, rear access to

Garage

Rear

Paved patio leading to lawned area, enclosed by brick wall





TOTAL FLOOR AREA: 771 sq.ft. (71.6 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 correct, 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	88

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	