



Parkfields

Estates



Bixley Close , Southall, UB2 4EL

Nestled in the tranquil cul-de-sac of Bixley Close, Southall, this charming three-bedroom terraced house presents an excellent opportunity for families and first-time buyers alike. With no onward chain, you can move in with ease and start making this house your home.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned bedrooms offer comfortable living quarters, ensuring a restful retreat at the end of the day. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this home is the generous front and rear gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. There is also significant potential to extend the property, subject to planning permission, allowing you to tailor the space to your specific needs.

Offers In The Region Of £515,000

7 Bixley Close

, Southall, UB2 4EL



- THREE BEDROOM MID TERRACED HOME
 - ALLOCATED PARKING
 - UPSTAIRS FAMILY BATHROOM
 - FREEHOLD
- NO ONWARD CHAIN
 - SEPERATE LOUNGE AND DINING ROOM
 - GROUND FLOOR WC
- WALKING DISTANCE TO SOUTHALL ELIZAETH LINE
 - FITTED KITCHEN
 - PRIVATE REAR GARDEN

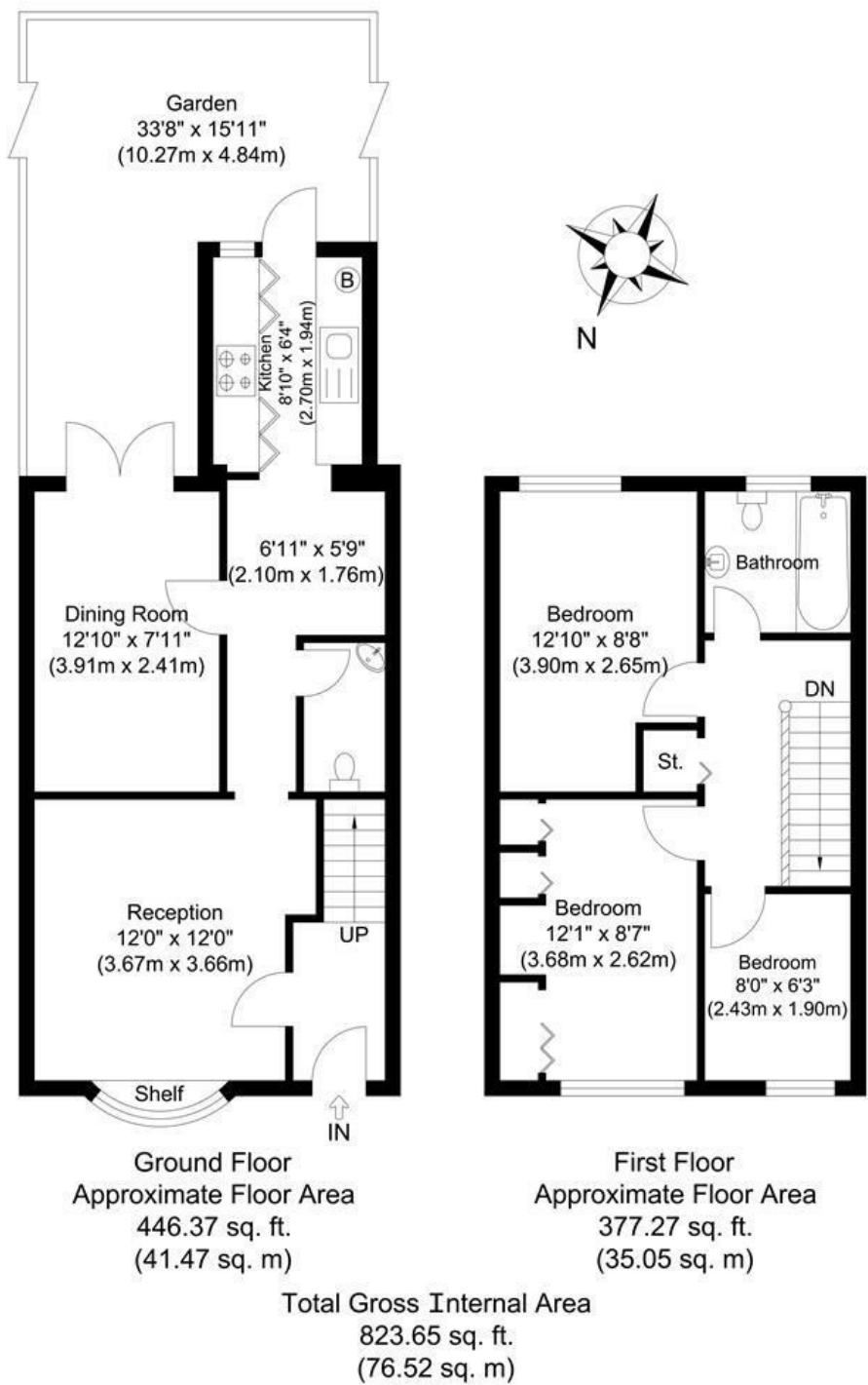
Ground Floor	Bedroom Two
Entrance Hall Way	12'9" x 8'8" (3.89 x 2.64)
Through Lounge	Bedroom Three
25'1" x 12'0" to 7'11" (7.65 x 3.66 to 2.41)	8'2" x 6'2" (2.49 x 1.88)
Utility Room	Bathroom/WC
6'10" x 5'9" (2.08 x 1.75)	Outside
Wet Room/WC	Front Garden
Kitchen	Rear Garden
10'6" x 6'4" (3.20 x 1.93)	Approx. 7.62
First Floor	Garage in block
Landing	17'1" x 7'10" (5.21 x 2.39)
Bedroom One	
12'1" x 8'7" (3.68 x 2.62)	



Directions



Floor Plan



Bixley Close, Southall, UB2

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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		