



Parkfields

Estates



Kingsbridge Crescent , Southall, UB1 2DL

Nestled on the popular Kingsbridge Crescent in Southall, this charming mid-terrace house offers a delightful blend of comfort and potential. Spanning an impressive 893 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The house, built in the 1930's retains a sense of character while offering the opportunity for modernisation to suit your personal taste.

One of the standout features of this property is its potential for extension, subject to planning permission. This opens up exciting possibilities for those looking to expand their living space and create their dream home. Additionally, the location is conveniently situated just off Lady Margaret Road, providing easy access to local amenities and transport links.

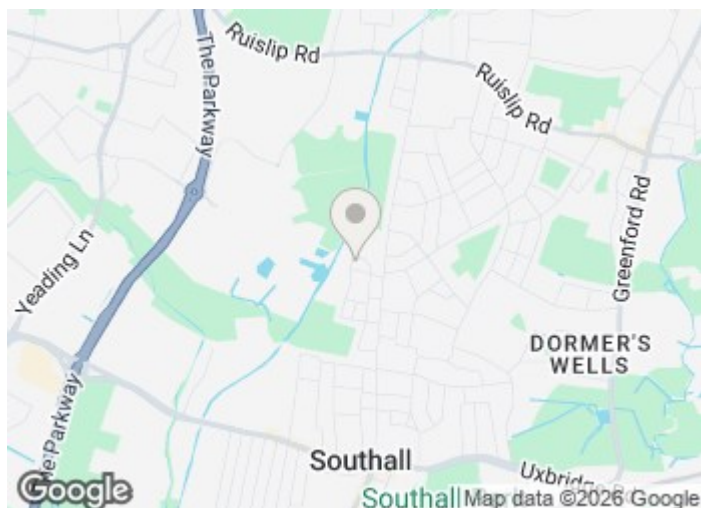
Asking Price £485,000

37 Kingsbridge Crescent

, Southall, UB1 2DL



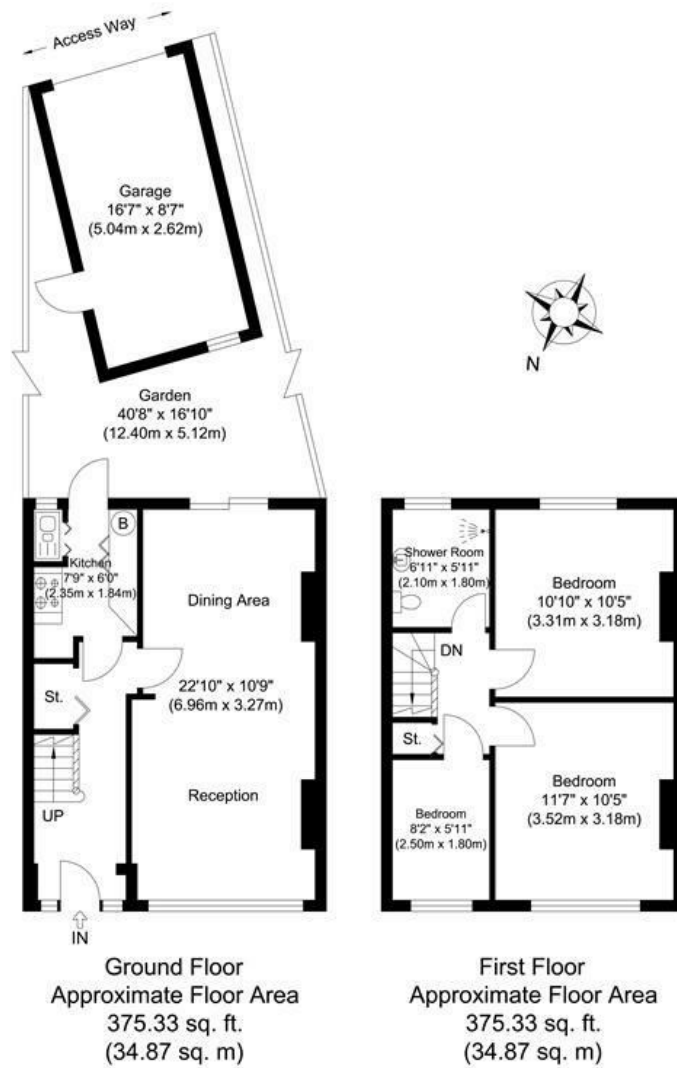
- MID TERRACE
- EASY ACCESS TO LADY MARGARET ROAD
- THREE BEDROOMS
- THROUGH LOUNGE
- BATHROOM/WC
- KITCHEN
- SCOPE TO EXTEND (STPP)
- GREAT FIRST TIME BUY



Directions



Floor Plan



Total Gross Internal Area (Including Garage)
892.97 sq. ft.
(82.96 sq. m)

Total Gross Internal Area (Excluding Garage)
750.67 sq. ft.
(69.74 sq. m)

Kingsbridge Crescent, Southall, UB1

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 firm's 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 | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |