



# Parkfields

Estates



## Craneswater Park , Southall, UB2 5RW

A RARELY AVAILABLE LINK DETACHED FAMILY HOME LOCATED ON THE EVER POPULAR CRANESWATER PARK. Accommodation is spacious throughout and includes; THROUGH LOUNGE, STUDY, OPEN PLAN KITCHEN / BREAKFAST ROOM, GROUND FLOOR SHOWER/WC, FOUR BEDROOMS AND TWO FAMILY BATHROOMS. To the outside there is OFF STREET PARKING, PRIVATE REAR GARDEN with BRICK BUILT STORAGE SHED with WASH FACILITES. There are a number of local facilities including the 120 and H32 BUS ROUTES serving SOUTHALL and HOUNSLOW. The SIKH KHALSA PRIMARY SCHOOL and WOLF FIELDS PRIMARY are both just a short walk away. EARLY VIEWINGS ARE HIGHLY RECOMMENDED.

Offers In The Region Of £1,150,000

# 41 Craneswater Park

, Southall, UB2 5RW



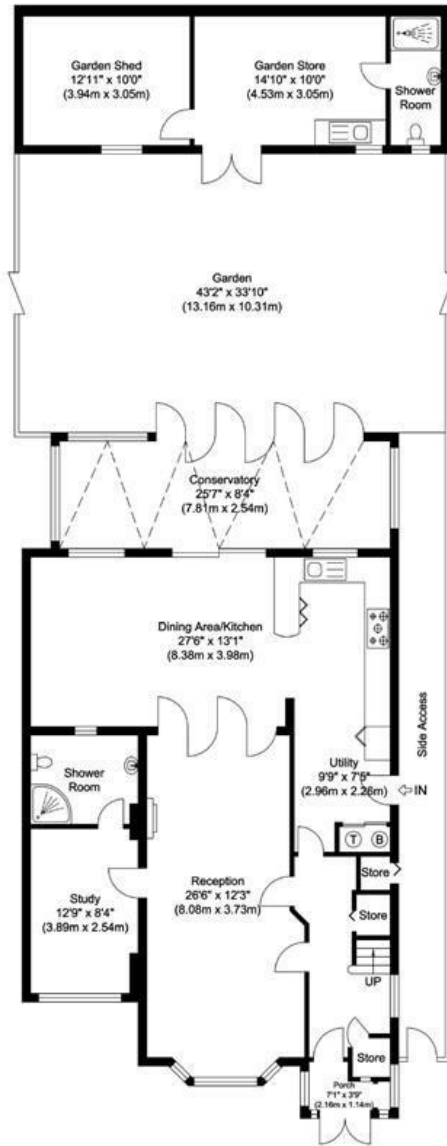
- LINK DETACHED
- OFF STREET PARKING
- EASY ACCESS TO NORWOOD GREEN PARK
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- PLENTY OF SCHOOLS NEARBY
- FOUR BEDROOMS
- THROUGH LOUNGE



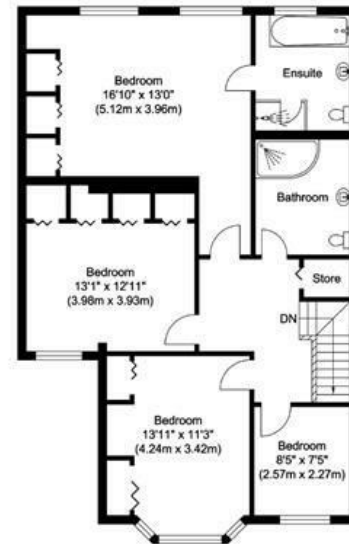
Directions



# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 1625.13 sq. ft.  
 (150.98 sq. m)



**First Floor**  
 Approximate Floor Area  
 903.73 sq. ft.  
 (83.96 sq. m)

**Total Gross Internal Area**  
 2528.87 sq. ft.  
 (234.94 sq. m)

**Craneswater Park, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 The Crescent, Southall, Middlesex, UB1 1RE  
 Tel: 0208 571 0253 Email: info@parkfields-estates.com https://www.parkfields-estates.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		68	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	