



# Parkfields

Estates



## Farm Close , Southall, UB1 3JF

Nestled in the desirable area of Farm Close, Southall, this spacious semi-detached house presents an excellent opportunity for families and investors alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The generous reception room provides a welcoming area for relaxation and entertaining, making it an ideal setting for family gatherings.

Built in the 1970's, the house retains a classic charm while offering plenty of potential for modernisation. This is a fantastic chance for those looking to put their personal touch on a home, allowing you to create a space that truly reflects your style and needs.

Conveniently located just a stone's throw from Dormers Wells High School, this property is perfect for families with school-aged children, ensuring that education is easily accessible. Additionally, the absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home swiftly.

Asking Price £450,000

## 3 Farm Close , Southall, UB1 3JF



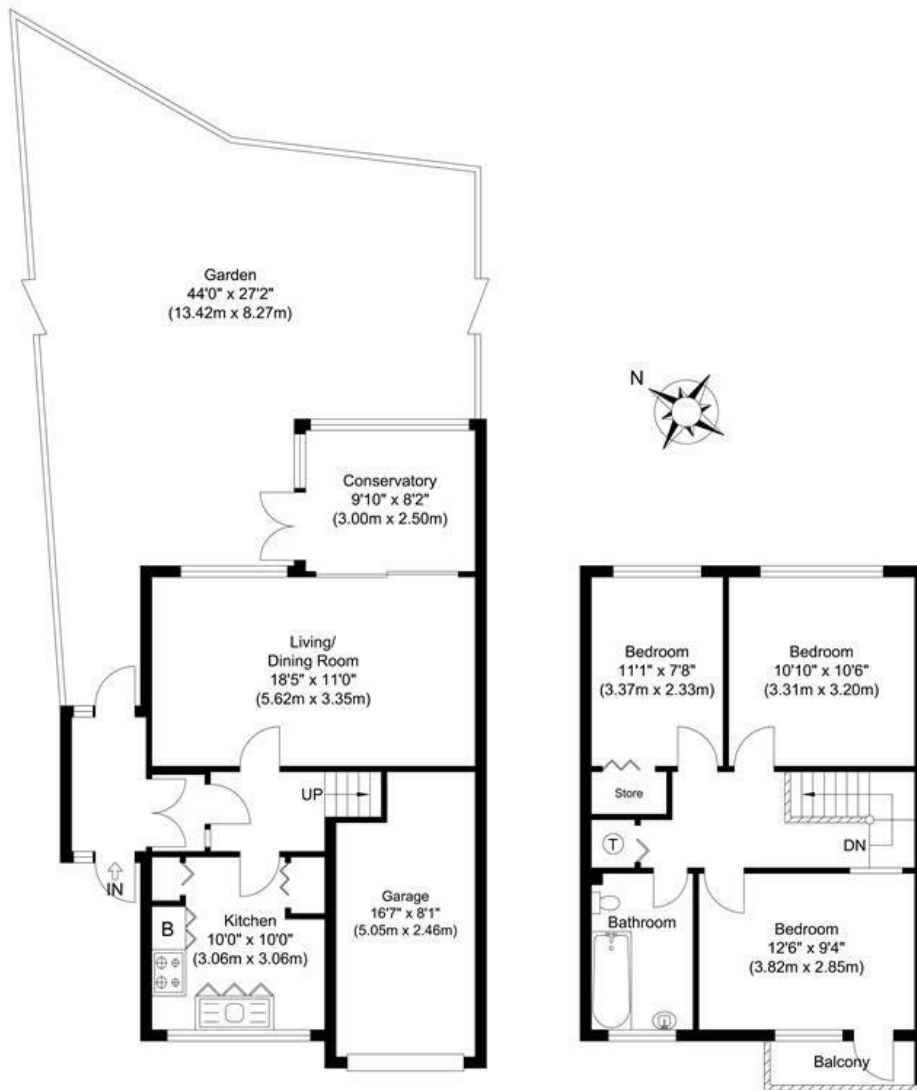
- SPACIOUS SEMI DETACHED
- LOUNGE WITH CONSERVATORY
- OFF STREET PARKING
- BLANK CANVASS WITH PLENTY OF POTENTIAL
- INTEGRAL GARAGE
- JUST BY DORMERS WELLS HIGH SCHOOL
- THREE BEDROOMS
- BALCONY
- NO ONWARD CHAIN



[Directions](#)



# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 626.78 sq. ft.  
 (58.23 sq. m)

**First Floor**  
 Approximate Floor Area  
 493.74 sq. ft.  
 (45.87 sq. m)

**Total Gross Internal Area**  
 1120.52 sq. ft.  
 (104.10 sq. m)

## Farm Close, 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	