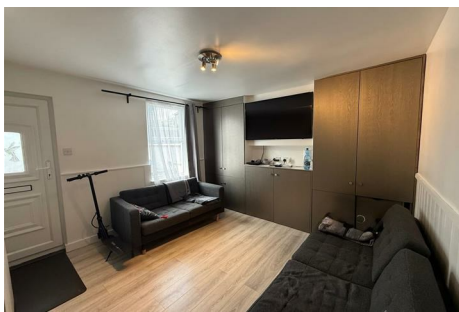




Parkfields

Estates



Grove Terrace , Southall, UB1 2JG

Nestled in the charming Grove Terrace of Southall, this immaculate mid-terrace cottage offers a delightful blend of character and modern living. Dating back to before 1900, the property boasts a rich history while providing all the comforts of contemporary life.

Inside, you will find two spacious reception rooms that create a warm and inviting atmosphere, perfect for both relaxation and entertaining. The cottage features two well-appointed bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. With two bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly.

One of the standout features of this property is its quiet location, allowing for a serene living experience away from the hustle and bustle of city life. Despite its tranquil setting, residents will appreciate the easy access to the Elizabeth Line, making commuting to central London and beyond a breeze.

Offers In The Region Of £375,000

5 Grove Terrace

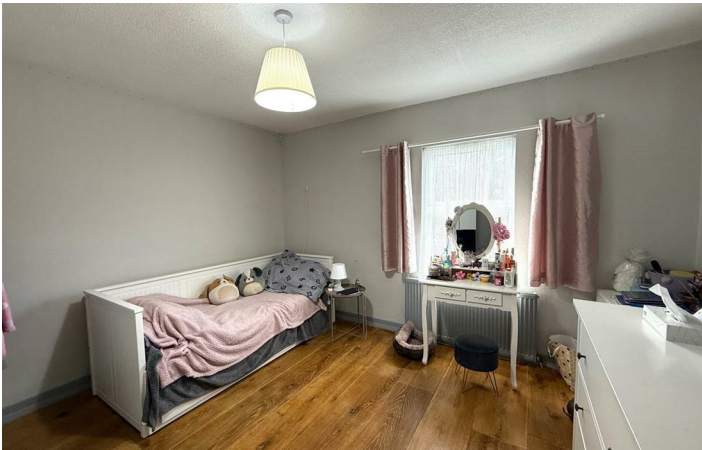
, Southall, UB1 2JG



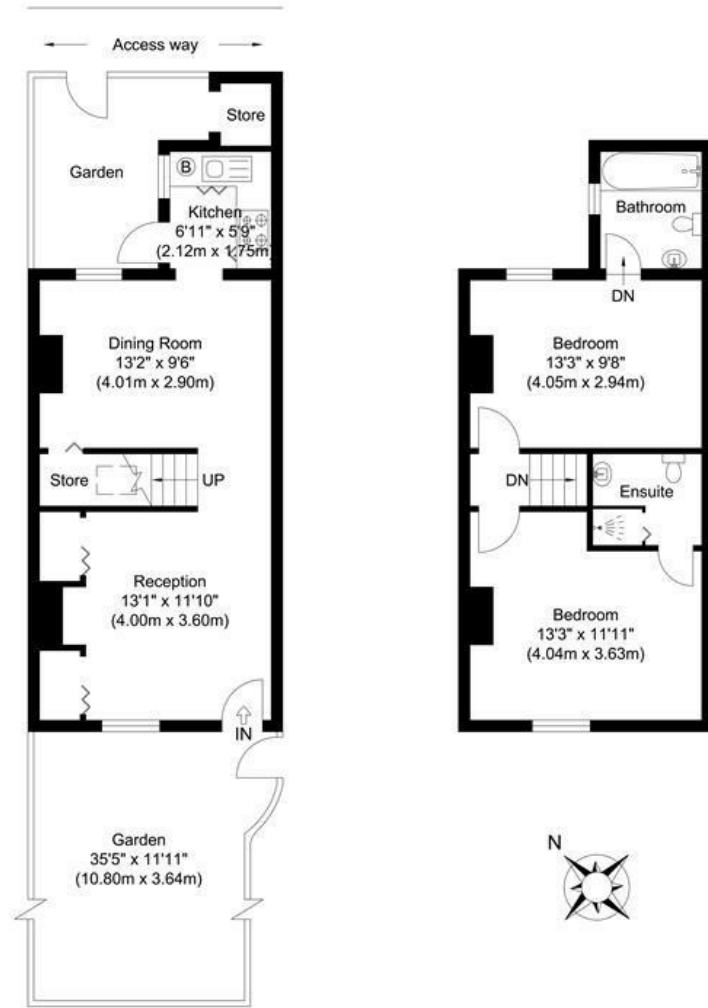
- IMMACULATE COTTAGE
- LARGE PRIVATE FRONT GARDEN
- TWO RECEPTIONS
- TUCKED AWAY IN A QUIET LOCATION
- TWO BEDROOMS
- WALKING DISTANCE TO SOUTHALL BROADWAY AND ELIZABETH LINE
- MODERN INTERIOR
- TWO BATHROOMS
- NO CHAIN



Directions



Floor Plan



Ground Floor
 Approximate Floor Area
 380.18 sq. ft.
 (35.32 sq. m)

First Floor
 Approximate Floor Area
 369.09 sq. ft.
 (34.29 sq. m)

Total Gross Internal Area
 749.27 sq. ft.
 (69.61 sq. m)

Grove Terrace, 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.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |