



- TWO/THREE Bedrooms
- Freehold
- Southall Crossrail Station
- Home Office Space
- Parking

- Excellent Location
- Ealing Hospital Close By
- Good Internal Condition
- Private Garden
- EPC Rating D

A delightful TWO/THREE Bedroom family home, situated in a Modern cul-de-sac on the Hanwell/Southall border, this property is ideal for the first time buyer or growing family alike.

This FREEHOLD property has been kept in exceptional order by the current owner, the downstairs of this property contains a large entrance hallway and separate kitchen, as well as a large reception room towards the rear, the peaceful and private garden offers 35ft of usable length and upstairs has one large master bedroom, a well maintained family bathroom and one other bedroom on the first floor, the upstairs has been well thought out for the 'Home Worker' with a separate office space/cot room/ guest space, and offers any other utility options for the growing family.

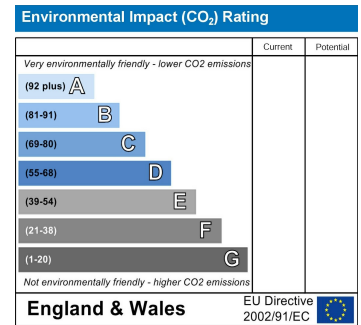
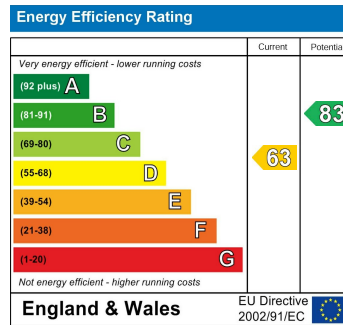
William Close is situated close by to the Uxbridge Road, with all of its links to Shepherds Bush, Ealing and Acton, as well as Ealing hospital, the M4 and this location is perfect for anyone who would like easy access to green spaces, as the property is surrounded by nature reserves, parks, cricket and other sports clubs, as well as West Middlesex Golf Club.

Typically properties that come up in this location sell very quickly so please call or email in to book a viewing straight away.

Tenure: Freehold
Local Authority: Ealing Council
Council Tax Band: D

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact.

Disclaimer:
These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.



William Close, Southall, UB2

Approximate Area = 792 sq ft / 73.5 sq m

Outbuilding = 18 sq ft / 1.6 sq m

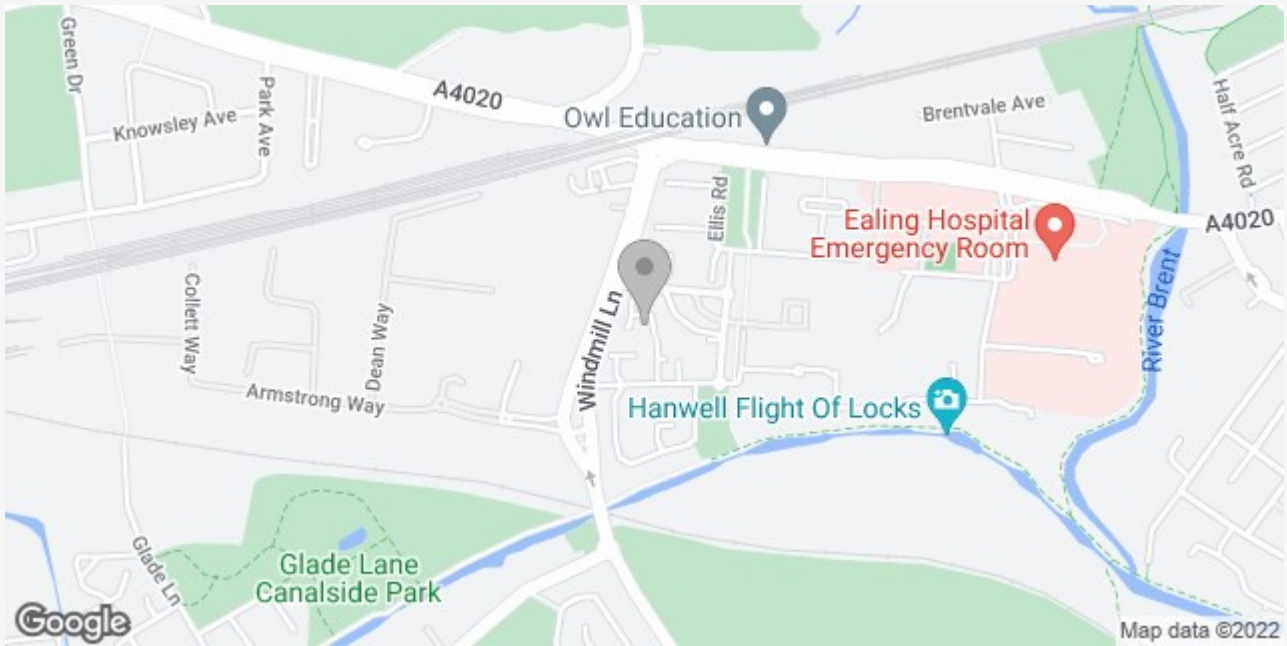
Total = 810 sq ft / 75.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2022. Produced for Lakin & Co. REF: 886604

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