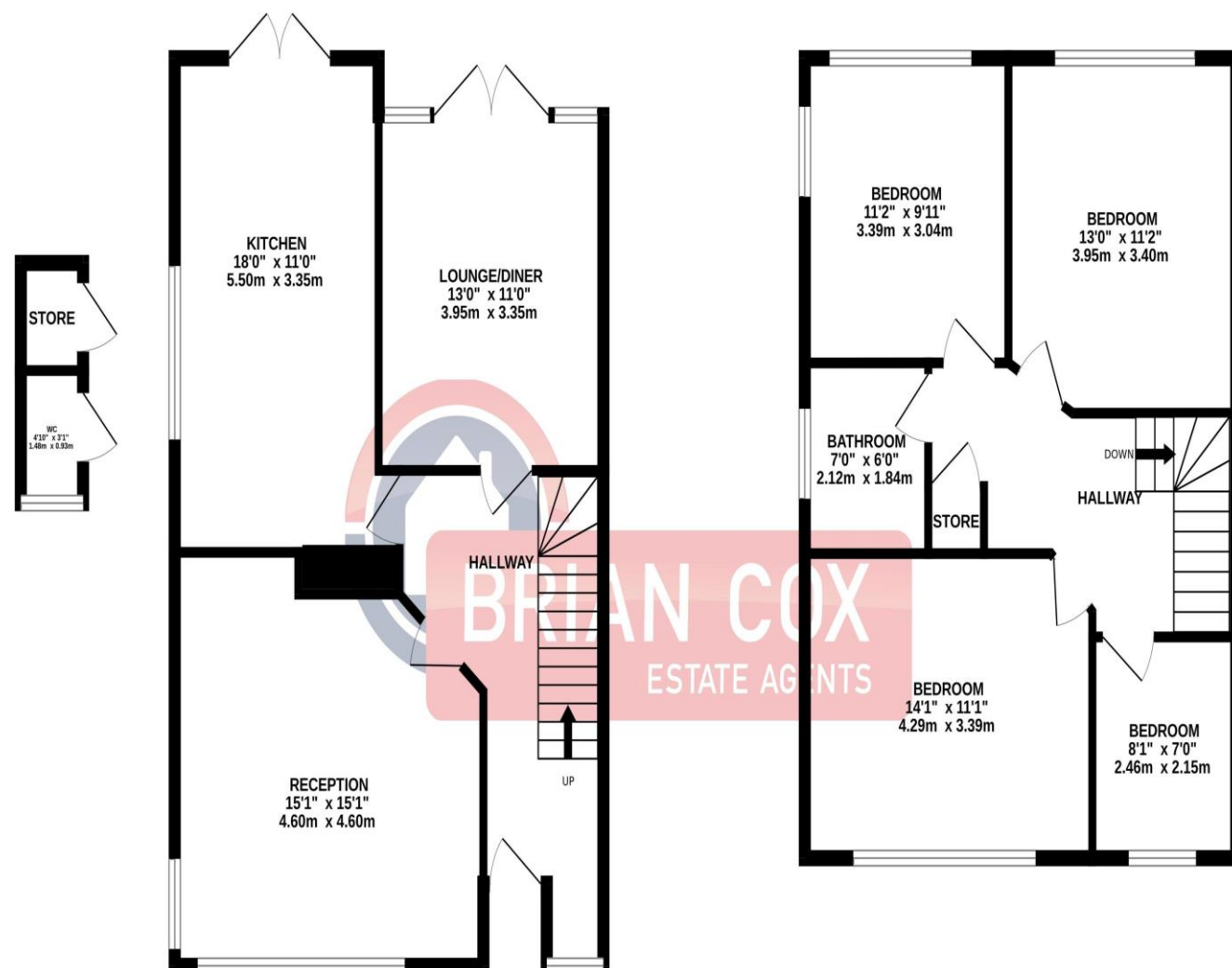


the floorplan...

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: Brian Cox Northolt: 0208 842 4008

email: phil.groves@brian-cox.co.uk

web: www.brian-cox.co.uk



0208 842 4008
brian-cox.co.uk



THE ONE YOU'VE BEEN WAITING FOR!! A rare opportunity to purchase this large four-bedroom semi-detached. Chain Free. This family home benefits from two reception rooms, kitchen, four bedrooms and a family bathroom. Potential to extend to the side and rear. This property must be viewed to appreciate the size and potential. Call now so you do not miss out.

Ideally located on the borders of Southall and Greenford. Opposite the property is a leisure centre with swimming pool, gym facilities and open playing fields. Bus stops within 30 seconds walking distance take you directly to Greenford Station (Central Line), Southall Station (Crossrail and Mainline), Heathrow Airport and Southall Broadway. A short walk allows you to catch bus services to Ealing Broadway (District and Central Line), Ealing Hospital, Shepherd's Bush and Uxbridge.

Perfect for families with children due to the excellent selection of outstanding and good Ofsted rated schools nearby.



Offers in Excess of
£700,000

Dormers Wells Lane, Southall UB1 3JA

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Spacious Four Bedroom Property
- Large Landscaped Garden with Fruit Trees
- Driveway for Three Cars
- Excellent Transport Links
- Chain Free with Potential to Extend



the location...

nearest stations ...

Southall (1.0 miles)
Hanwell (1.1 miles)
Ealing Broadway Station (4.4 miles)

Ideally located on the borders of Southall and Greenford. Opposite the property is a leisure centre with swimming pool, gym facilities and open playing fields. Bus stops within 30 seconds walking distance take you directly to Greenford Station (Central Line), Southall Station (Crossrail and Mainline), Heathrow Airport and Southall Broadway. A short walk allows you to catch bus services to Ealing Broadway (District and Central Line), Ealing Hospital, Shepherd's Bush and Uxbridge.

Perfect for families with children due to the excellent selection of outstanding and good Ofsted rated schools nearby. Some of these are within walking distance which include Dormers Wells Junior School, Allenby Primary School, North Primary School, Villiers High School and The Cardinal Wiseman Catholic School.