

£319,950

Damsonwood Road

Southall, UB2 4RW

PROPERTY SUMMARY

A well-maintained two-bedroom home with private rear garden, conveniently positioned for Southall Station (Elizabeth line) and local amenities. CASH BUYERS ONLY due to non-standard construction.

This well-presented two-bedroom property, which has been carefully maintained by its current owner offers approximately 825 sqft of accommodation arranged over two floors.

The ground floor comprises an entrance hallway, spacious reception/dining room measuring, a separate fitted kitchen, and a convenient ground-floor WC. To the rear, the property benefits from direct access onto a private garden.

To the first floor are two generously proportioned bedrooms, measuring approximately, together with a family bathroom. The layout provides good-sized accommodation throughout.

Damsonwood Road is a residential location within Southall, with a good selection of local shops, amenities and schools nearby. Southall Station is approximately 0.5 miles away, providing Elizabeth Line and National Rail services, making the location particularly convenient for travel towards Central London and Heathrow. Nearby schools include Dairy Meadow Primary School, Havelock Primary School and Three Bridges Primary School, all within approximately 0.3 miles.

IMPORTANT – CASH BUYERS ONLY. The property is of non-standard construction, which can significantly restrict conventional mortgage lending. The property is therefore being marketed to cash purchasers only, and prospective buyers should make their own enquiries regarding any possible lending based on the construction type before proceeding.

2



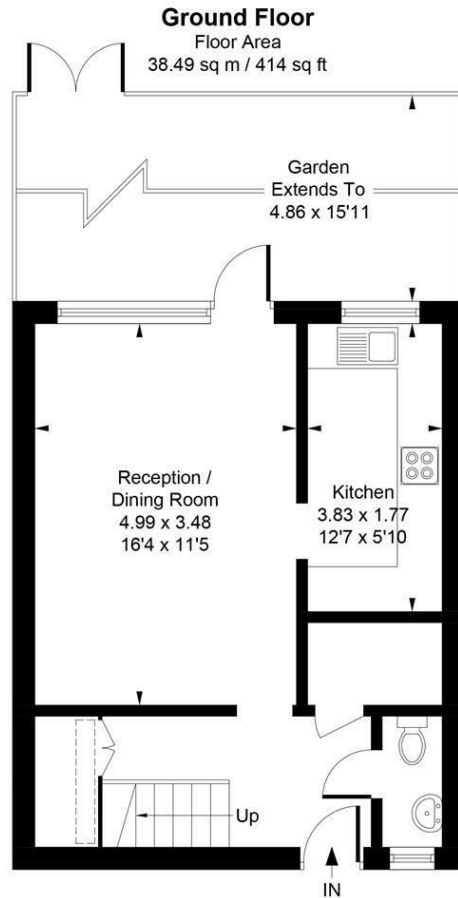
2



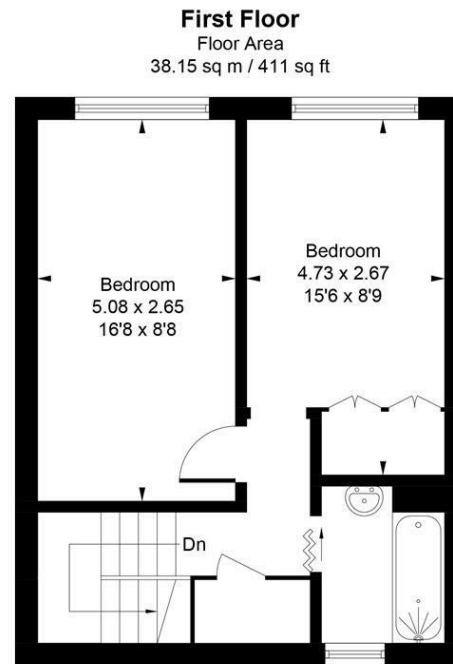
1







= Reduced headroom below 1.5m / 5'0



LOCAL AUTHORITY
Ealing

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Total Approximate Gross Internal Area = 76.64 sq m / 825 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

© Vizion Property Marketing Produced for Shaw & Co.

**Shaw
& Co**
ESTATE
AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LJ

OFFICE DETAILS
0208 570 7258
heston@shawandcoestates.com