



Wolsey Close , Southall, UB2 4NQ

An elegant and spacious modern family home situated in a quiet residential cul-de-sac with gorgeous views looking onto farmland.

Asking Price £635,000

11 Wolsey Close

, Southall, UB2 4NQ



- 4 bedroom family home
- Front & rear garden with access to the rear
- Garage
- Chain free
- Semi-detached house
- Situated in a cul-de-sac
- South facing garden
- 3 reception rooms
- 2 bathrooms
- Idyllic views over farmland





Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1474 SQ FT / 137 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1332 SQ FT / 124 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1667 SQ FT / 155 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1474 SQ FT / 137 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITH outhouse 1560 SQ FT / 145 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT outhouse 1474 SQ FT / 137 SQM

Ref: Copyright photoplan
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	