



Boundary Close | Southall | UB2 4JW

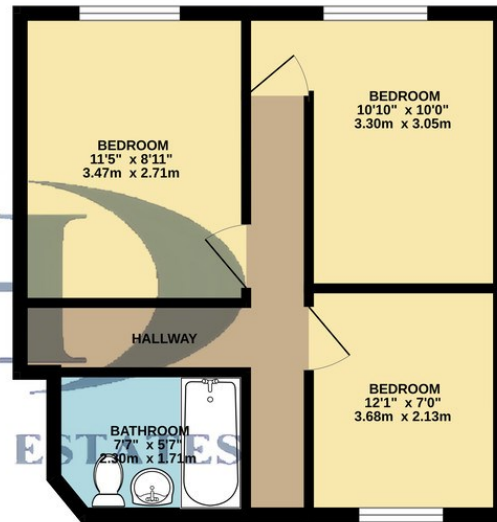
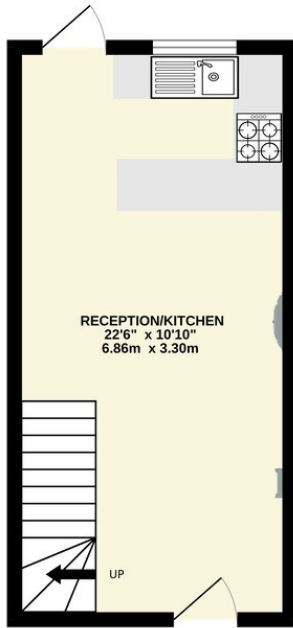
£499,950

This charming three bedroom home in the desirable Norwood Green area features a large garden and a bright open-plan living, kitchen, and dining space, ideal for family living. The property offers on-street parking and an upstairs family bathroom, making it practical and convenient. Located within walking distance of Khalsa Primary, St Mary's Church of England Primary, and Heston High School, it's perfect for families. With excellent transport links to Heathrow, Central London, the M4, and M25, and close to local shops, amenities, and the beautiful Osterley Park National Trust, this home is a fantastic investment opportunity with a 5.76% rental yield. Ideal for growing families, commuters, and investors.



GROUND FLOOR
244 sq.ft. (22.6 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements