



Cedar Grove, Southall  
£460,000

**SAB**  
ESTATES



## Cedar Grove

### Southall

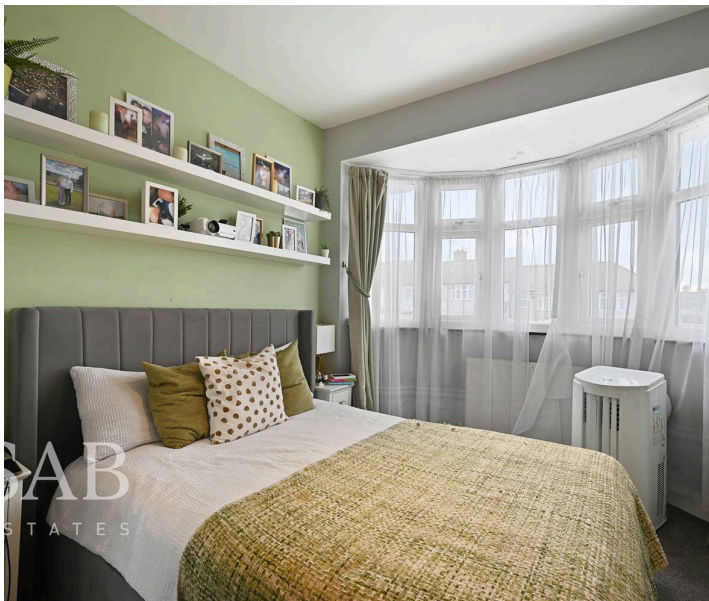
- Freehold
- Private Rear Garden
- Downstairs Shower Room
- Extended Kitchen Diner
- Garage
- Driveway
- Quiet Cul-de-sac
- Close to Local Amenities
- Great Transport Links

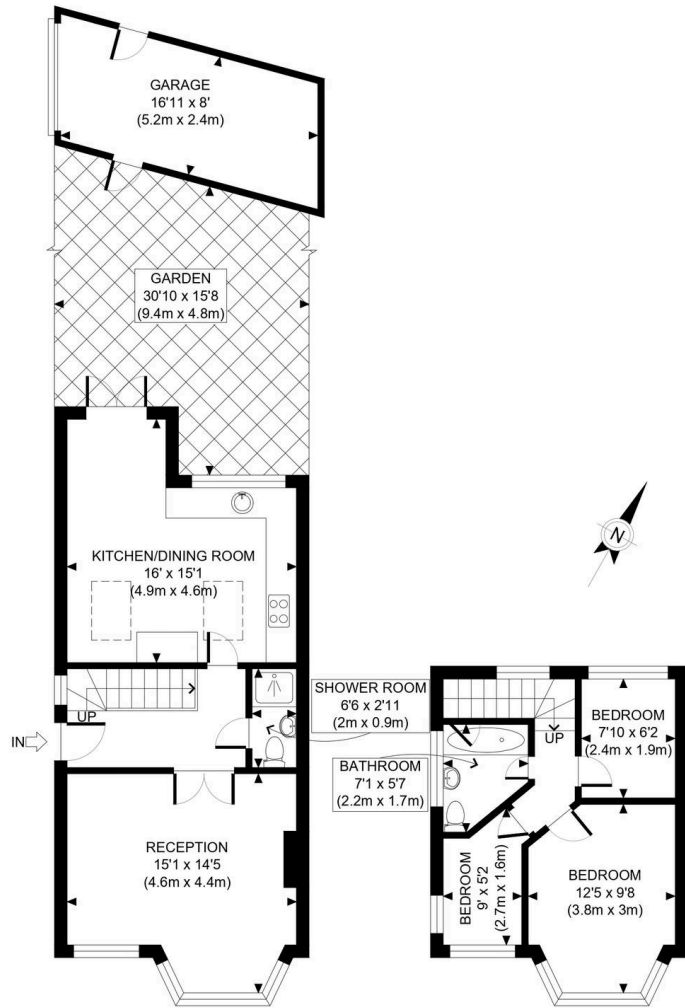
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



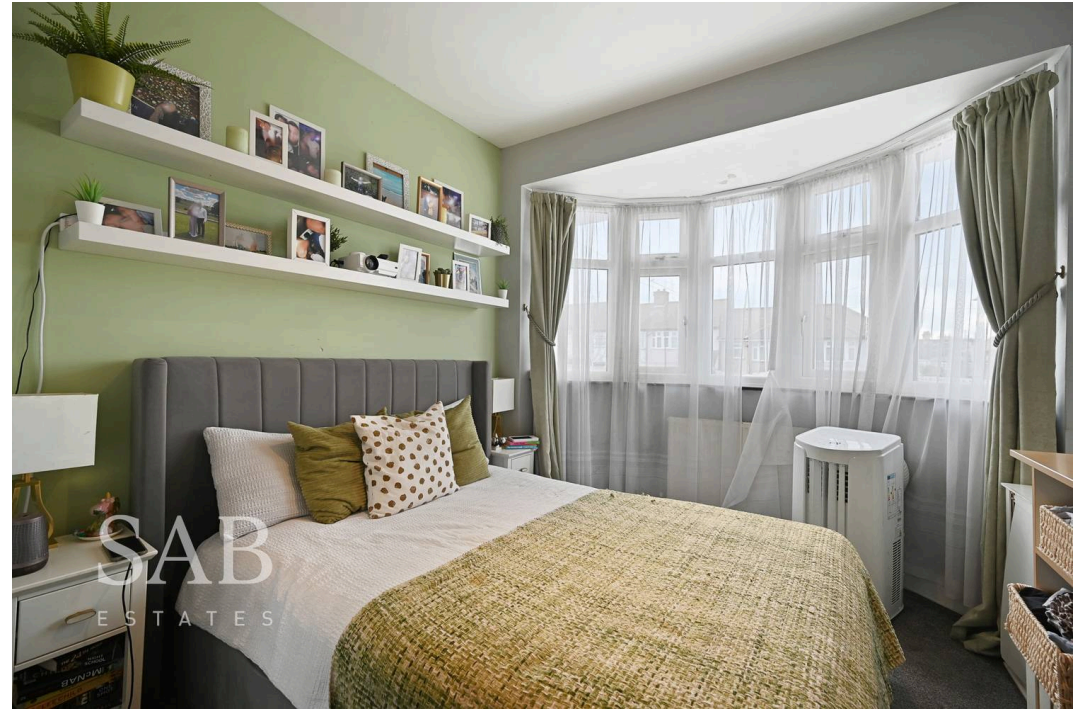


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 504 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 288 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 932 SQ FT/ 87 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 792 SQ FT/ 74 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





## SAB Estates

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