



**St. Marys Avenue South, Southall, UB2 4LS**  
**Offers Over £780,000**

A three bedroom detached family home situated in this sought after cul-de-sac location in Norwood Green. The accommodation comprises, on the ground floor, reception room, dining room, kitchen and cloakroom, on the first floor three bedrooms, bathroom and separate w/c. Outside rear garden, paved area to the front providing off street parking and integral garage. The property is in need of modernisation, which is reflected in the price, but offers potential to extend (stpp).

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**Entrance Hallway**

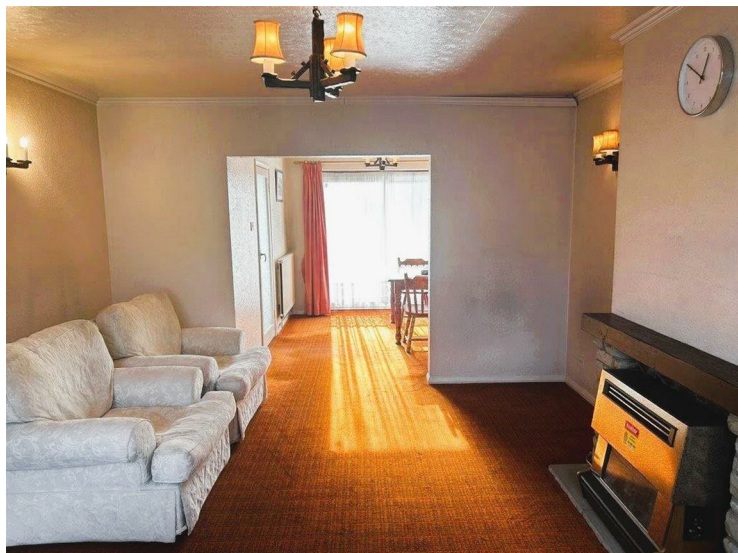
Radiator, understairs storage.

**Cloakroom**

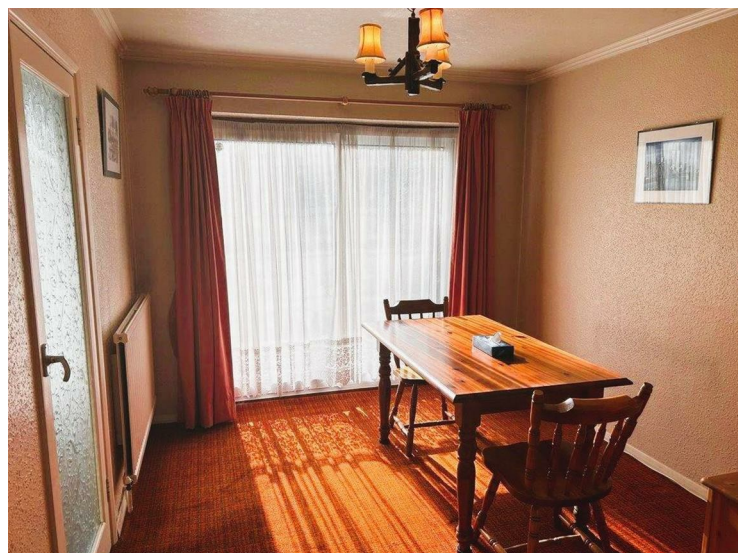
Low level w/c, hand wash basin, radiator, part tiled walls.

**Reception 16'2 x 12'6 (4.93m x 3.81m)**

Front aspect double glazed window, Radiator, fireplace, open plan to...

**Dining Room 10'6 x 9'3 (3.20m x 2.82m)**

Patio door to rear garden, radiator, door to...



**Kitchen 12'1 x 7'5 (3.68m x 2.26m)**



Sink unit with mixer tap and cupboard below, further wall and floor mounted units, cooker hood, space and plumbing for washing machine, boiler, part tiled walls, rear aspect window, door to garden.

**Bedroom One 15'5 x 11'6 (4.70m x 3.51m)**



Front aspect double glazed window, radiator.

**Bedroom Two 10'7 x 11'8 (3.23m x 3.56m)**



Rear aspect double glazed window, radiator.

**First Floor Landing**

Access to loft.



**Bedroom Three 10'7 x 10'1 (3.23m x 3.07m)**

Front aspect double glazed window, radiator, two storage cupboards.

**Bathroom**

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, heated towel rail, airing cupboard.

**Separate W/C**

Low level w/c.

**Outside****Rear Garden**

Concrete paved area, rest laid to lawn with flower beds, tap, side access on both sides of the house.



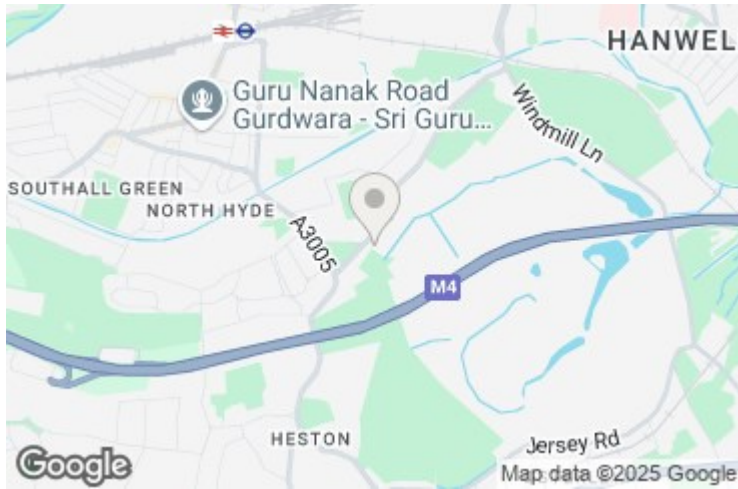
## Front

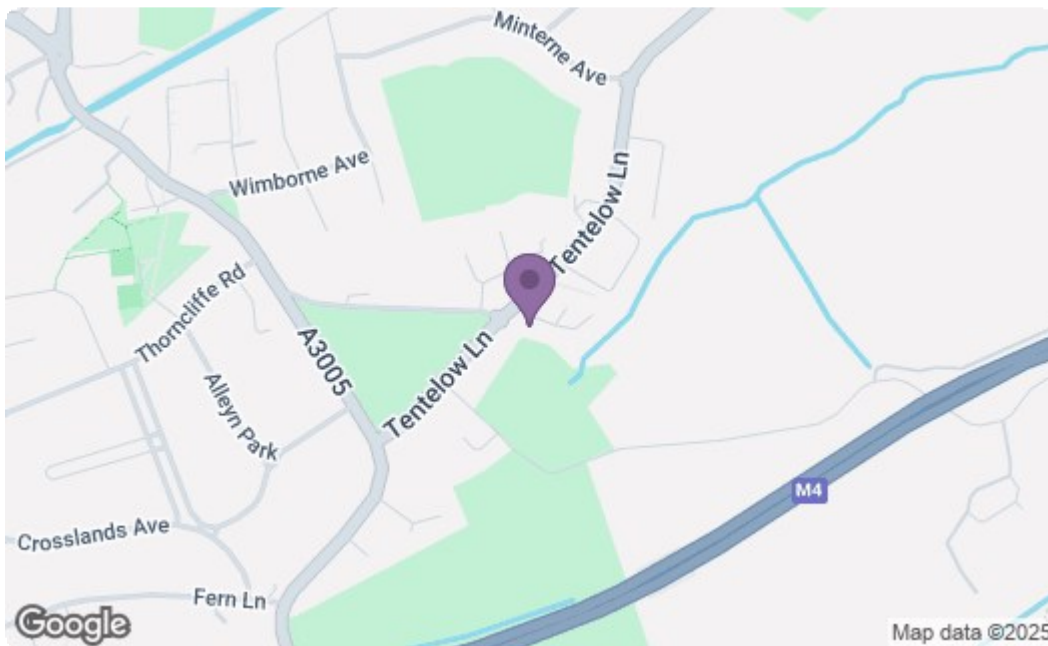




Concrete paved area providing off street parking, lawn area.

### **Integral Garage 15'10 x 9'1 (4.83m x 2.77m)**

Up and over door, light and power, concrete tiled flooring.





| Energy Efficiency Rating  |  | Current   | Potential  |
|---|--|---|--|
| Very energy efficient - lower running costs                     |  |   |  |
| (92 plus) <b>A</b>  |  |   | <div style="text-align: center;"> <span style="font-size: 2em;">85</span> </div> |
| (81-91) <b>B</b>  |  |   |  |
| (69-80) <b>C</b>  |  |   |  |
| (55-68) <b>D</b>  |  | <div style="text-align: center;"> <span style="font-size: 2em;">54</span> </div>                              |  |
| (39-54) <b>E</b>  |  |   |  |
| (21-38) <b>F</b>  |  |   |  |
| (1-20) <b>G</b>   |  |   |  |
| Not energy efficient - higher running costs                     |  |   |  |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current   | Potential  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |   |  |
| (92 plus) <b>A</b>  |  |   |  |
| (81-91) <b>B</b>  |  |   |  |
| (69-80) <b>C</b>  |  |   |  |
| (55-68) <b>D</b>  |  |   |  |
| (39-54) <b>E</b>  |  |   |  |
| (21-38) <b>F</b>  |  |   |  |
| (1-20) <b>G</b>   |  |   |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |  |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |  |

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