



St. Marys Avenue South, Southall, UB2 4LS
Offers In The Region Of £765,000

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)



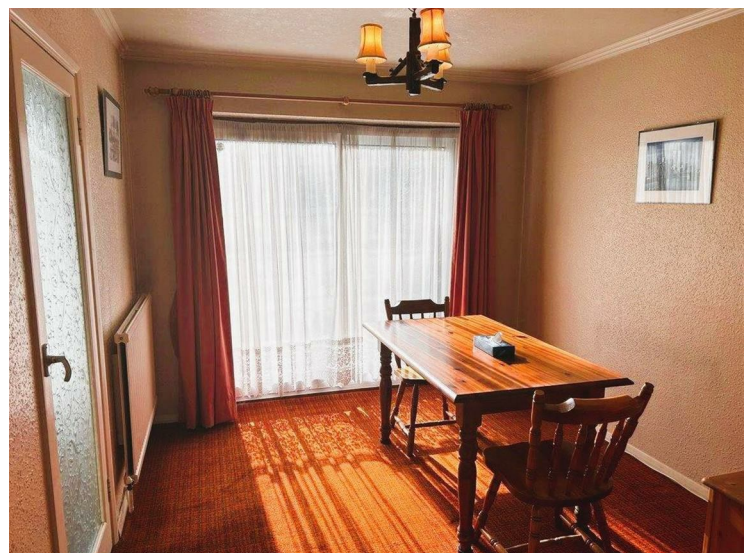
Front aspect double glazed window, Radiator, fireplace, open plan to...



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.



First Floor Landing

Access to loft.

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.

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.



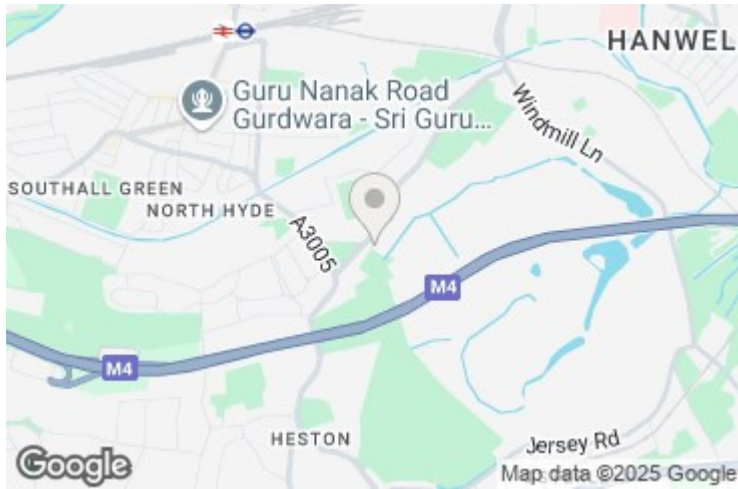
Front

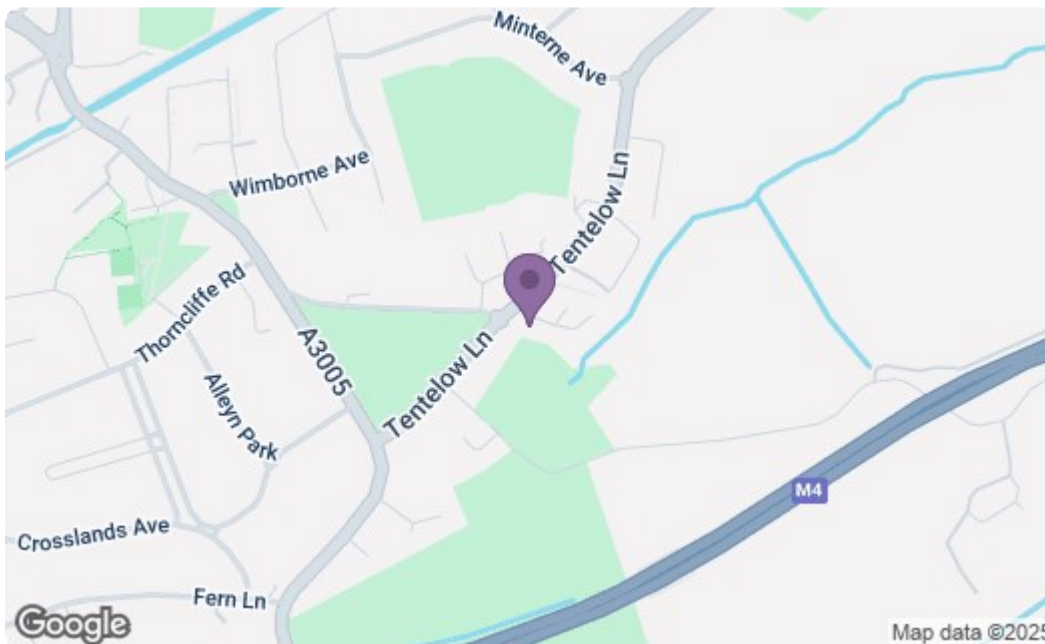


Concrete paved area providing off street parking, lawn area.

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) A		85
(81-91) B		
(69-80) C		54
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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