



Saint Georges Avenue, Southall

- Four / Five Bedrooms
- Three Bathrooms
- Brand New Kitchens & Bathrooms
- Private Rear Garden & Off Street Parking
- EPC Rating C
- Semi Detached
- Open Plan Living
- Three En Suites
- No Chain & Immediate Vacant Possession
- Moments Away From Southall Broadway

£685,000

HUNTERS®

HERE TO GET *you* THERE

Saint Georges Avenue, Southall

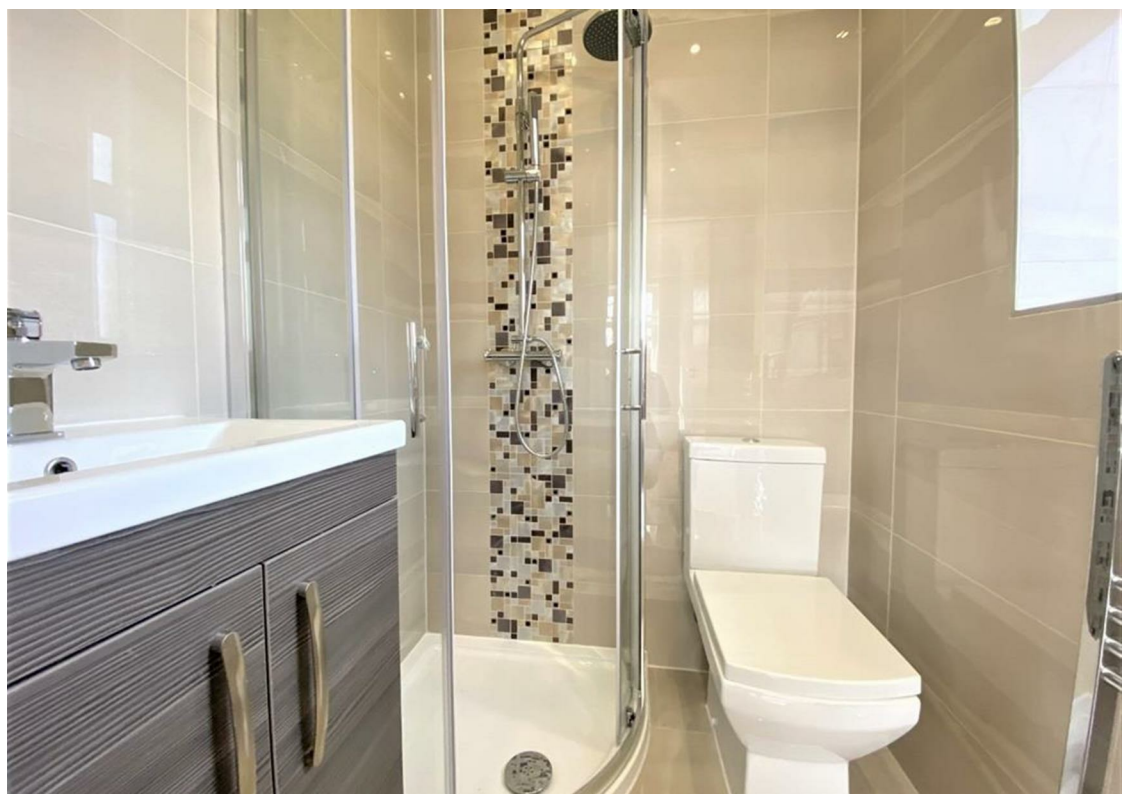
DESCRIPTION

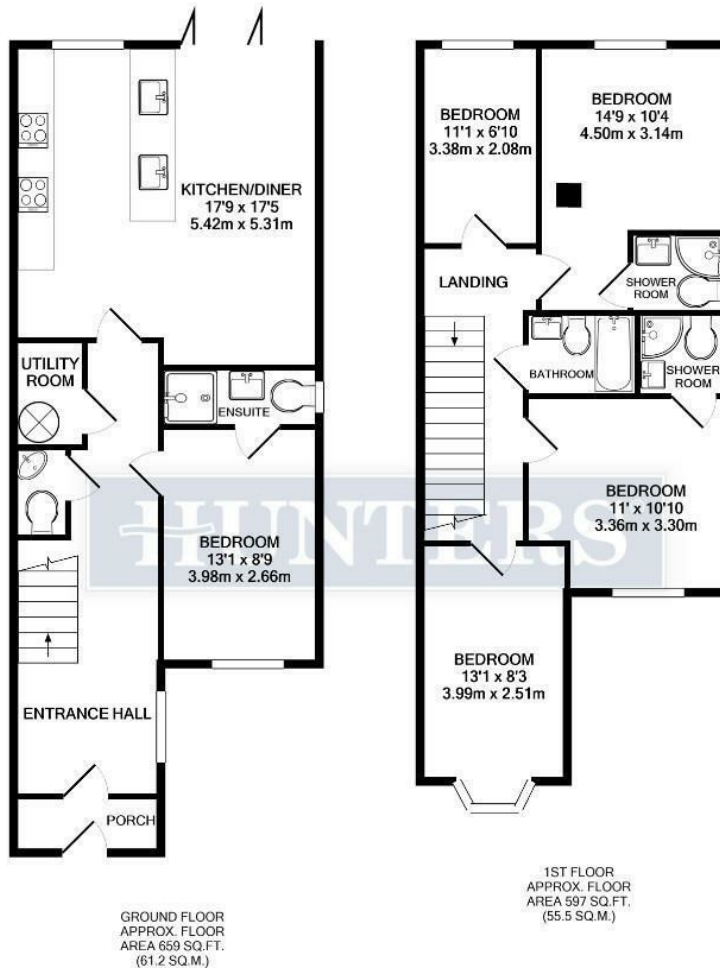
Hunters Estate Agents are delighted to offer for sale this brand new, four/five bedroom semi detached home in Saint Georges Avenue, Southall. The property has been recently converted, is completely modernised and is offered to the market with no onward chain being perfect for large families or an investment opportunity.

The property comprises porch, entrance hall, ground floor fifth bedroom/sitting room, downstairs wc, utility room, open plan kitchen/diner, four first floor bedrooms, separate family bathroom and three en suite bathrooms. Externally the property has off street parking and to the rear a well presented garden.

Saint Georges Avenue is situated off The Broadway and is moments away from the High Street. Locality offers great connectivity to local amenities, restaurants, transport links and more. The Southall station is close by allowing access into inner London which is also soon to be impacted by Crossrail. The A312/A40/M4 is a short drive away providing great links towards inner, outer London and Heathrow Airport.







GROUND FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
hayes@hunters.com <https://www.hunters.com>

