



Saint Georges Avenue, Southall

£3,300 pcm

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

HUNTERS[®]

HERE TO GET *you* THERE

Saint Georges Avenue, Southall

DESCRIPTION

INTERNAL PHOTOS COMING SOON - VIEWINGS ARE AVAILABLE

Hunters Estate Agents are delighted to offer for sale this brand new, five/six 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 entrance hall, ground floor fifth and sixth bedroom/sitting room, downstairs shower room, utility room, open plan kitchen/diner, four first floor bedrooms, separate family bathroom and five en suite bathrooms throughout the property. To the second floor two study rooms/potential bedrooms, one of which has an en suite. 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.





Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and not to scale and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser or tenant.

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>

