

Green Drive, Southall

Asking Price £620,000



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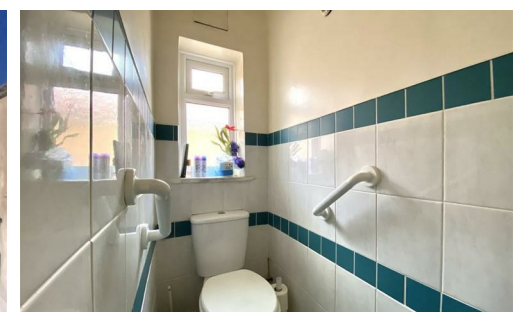
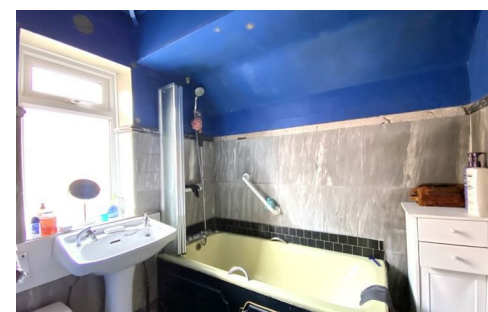
DESCRIPTION

Situated on this tree lined, residential street in Southall on Green Drive is this larger than most, three bedroom semi detached house offered for sale with NO ONWARD CHAIN! The property has great scope to extend and develop subject to planning permission and is a blank canvas for its new owner!

The property comprises entrance hall, living room, dining room, separate fitted kitchen, three first floor bedrooms, separate WC and a fitted bathroom. Outside you have your own driveway to the front of the property, side space and a private rear garden.

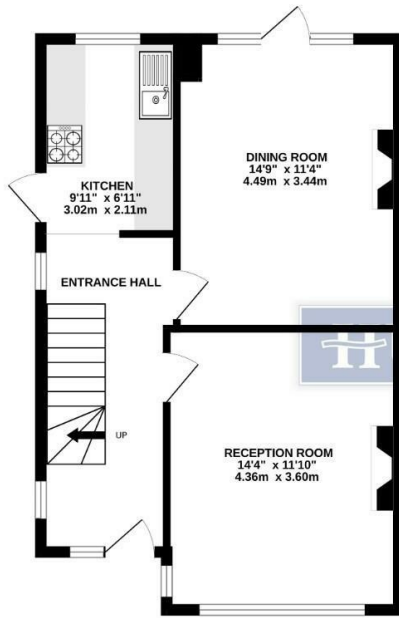
Green Drive is situated off the A4020 and is a stones throw away from Southall Park. You are walking distance to local transport links, amenities and the newly opened Elizabeth Line taking you into London in under 35 minutes. The A40/A312 and motorway links are also a short drive away.

- Three Bedrooms
- Semi Detached
- Popular Residential Street
- Huge Scope To Extend & Develop (STPP)
- Own Driveway
- Two Reception Rooms
- Fitted Kitchen & Bathroom
- Blank Canvas
- EPC Rating TBC
- Council Tax Band E

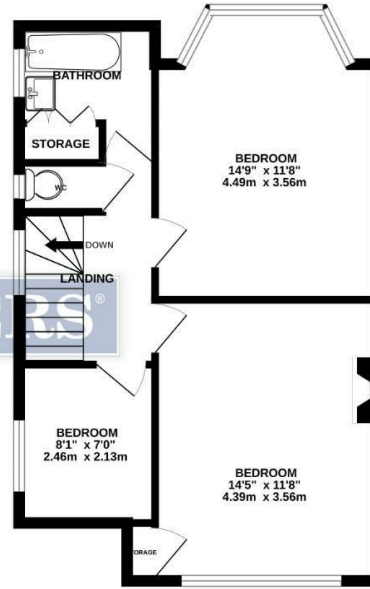




GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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