



Park Avenue, Southall, UB1 3AP

- End of Terraced
- Two Bathrooms
- Large 735 Sq. Ft Outbuilding (Approx.)
- Own Driveway
- Large Rear Garden
- Five Bedrooms
- Vastly Extended
- 1,639 Sq. Ft (152.2 Sq. M) Internal House Area
- Good Condition Throughout
- EPC Rating: D

Asking Price £785,000

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Situated on Park Avenue in Southall is this vastly extended, five bedroom end of terraced house being offered for sale with NO ONWARD CHAIN. The property boasts spacious accommodation throughout and is prominently located on the Southall/Ealing borders.

The property comprises entrance hall, through lounge reception room, extended kitchen/dining room, ground floor bathroom and fifth bedroom/study, on to the first floor you are met with four bedrooms and a separate three piece bathroom suite. Outside, the property has a large rear garden leading to a spacious outbuilding measuring in excess of 700 square feet along with your own driveway with parking for up to three cars.



Park Avenue is a popular residential road in Southall situated just off South Road and Uxbridge Road which provide easy access to the A40 and Southall Broadway. There are also ample bus links available to Greenford, Ealing, & Uxbridge within a moments walk, sufficient local amenities and NHS Ealing Hospital. For those commuting to The City, Southall Station (Elizabeth Line) can be found within 0.6 miles and connects you to Bond Street within 21 minutes. Local reputable schools such as Villiers High School are also within walking distance.



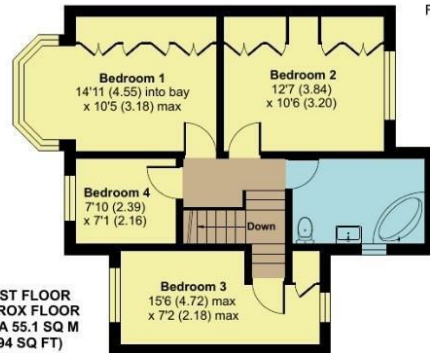
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Park Avenue, Southall, UB1

Approximate Area = 1639 sq ft / 152.2 sq m
 Outbuilding = 735 sq ft / 68.2 sq m
 Total = 2374 sq ft / 220.4 sq m

For identification only - Not to scale



FIRST FLOOR
 APPROX FLOOR
 AREA 55.1 SQ M
 (594 SQ FT)



GROUND FLOOR
 APPROX FLOOR
 AREA 97 SQ M
 (1045 SQ FT)

OUTBUILDING
 APPROX FLOOR
 AREA 68.2 SQ M
 (735 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1154071

Viewings

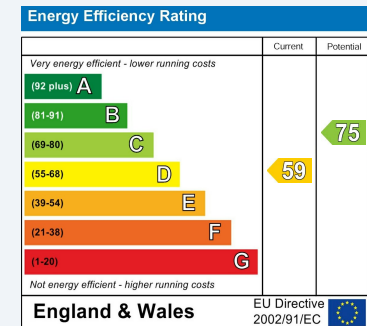
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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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