



East Avenue, Southall, UB1 2AQ

- Three Bedrooms
- Extended
- Large Outbuilding w/ Shower Room
- Two Reception Rooms
- Popular Residential Street
- Terraced House
- Own Driveway
- Bathroom Suite & Additional Ground Floor WC
- Further Potential to Extend (STPP)
- EPC Rating C

Asking Price £550,000



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DESCRIPTION

Situated on East Avenue, Southall is this extended, three bedroom link terraced home being offered for sale with NO ONWARD CHAIN. The property is situated on a popular residential street and offers further potential to extend subject to planning permission.

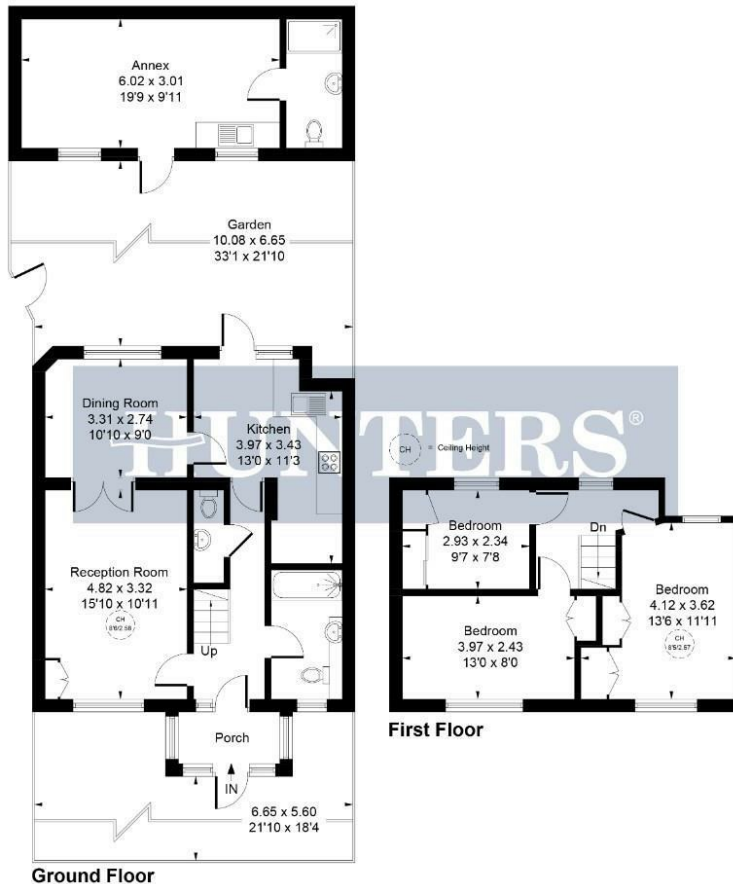
The property comprises entrance porch to hall, ground floor three piece bathroom, two reception rooms, fitted kitchen and separate ground floor wc. Outside, the property has its own driveway benefiting from an EV charging point, rear garden, large brick built outbuilding/self contained annex with the benefit of a shower room which could be used as an office/study or gym facility along with an alleyway providing frontal and rear access.

East Avenue is situated off of Greenford Avenue being within close proximity to Southall Broadway whilst being a quiet and residential street. The location provides an extensive array of amenities, transport links, restaurants, eateries and much more all in walking distance. Southall Broadway also connects you to surrounding areas such as Northolt, Ealing, Hayes and Uxbridge, with further links such as the A312/A40 dual carriageways being a short drive away. Heathrow Airport and Southall Train Station are also within easy reach.





Approximate Gross Internal Area = 93.81 sq m / 1010 sq ft
 Annex = 22.52 sq m / 242 sq ft
 Total = 116.33 sq m / 1252 sq ft



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.
 Produced for Hunters

Viewings

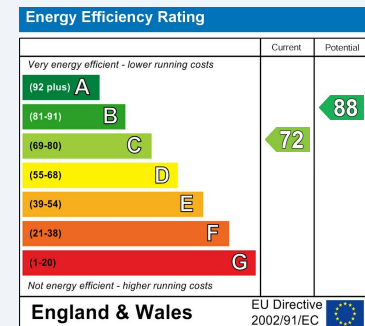
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.