



## Mount Avenue, Southall, UB1 2LH

- Three Bedrooms Terraced House
- Two Reception Rooms
- NO CHAIN
- Separate Ground Floor Family Bathroom & Upstairs WC
- Viewing Advised
- Permit Parking
- Blank Canvas
- NO Through Road
- Private Rear Garden
- EPC Rating: D

**Asking Price £525,000**

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# Mount Avenue, Southall, UB1 2LH

## DESCRIPTION

Situated on the quiet and residential Mount Avenue in Southall, this three-bedroom terraced house presents an excellent opportunity for buyers looking to make it their own. Offered with no onward chain, the property provides a fantastic blank canvas with plenty of potential for improvement and personalisation.

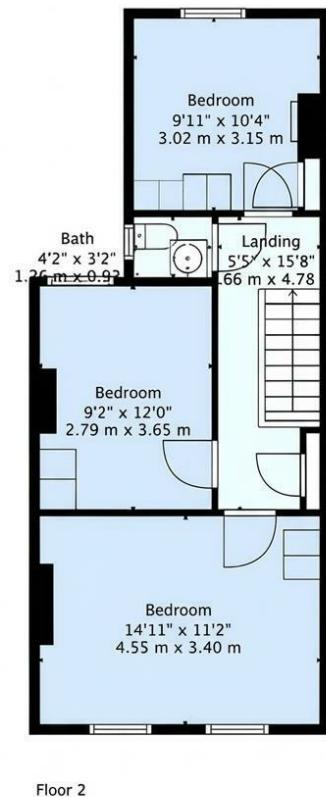
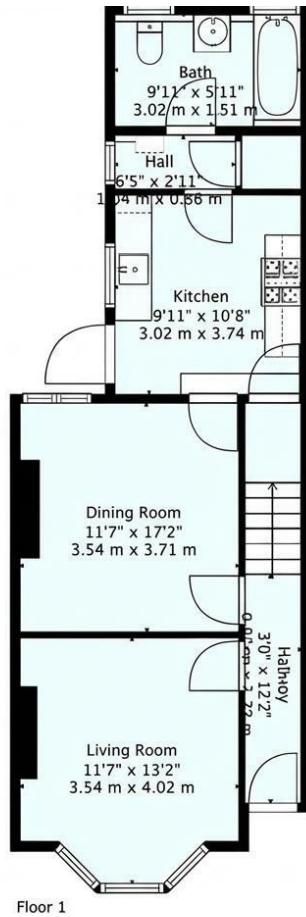
The accommodation comprises two separate reception rooms on the ground floor, offering flexible living and dining space, along with a separate kitchen leading to the ground floor family bathroom. Upstairs, the property benefits from three well-proportioned bedrooms and an additional WC, adding convenience for family living.

Externally, the property features a private rear garden, ideal for outdoor enjoyment. Additionally, the property benefits from permit parking.

Mount Avenue is a no through road, providing a peaceful residential environment while remaining conveniently located for a wide range of local amenities. Shops, supermarkets, and everyday conveniences are close by, along with well-regarded local schools. The property is well served by transport links, including Southall Station, which offers direct services into Central London via the Elizabeth Line, as well as regular bus routes and easy access to major road links such as the A40 and A312.







**TOTAL: 1056 sq. ft, 98 m<sup>2</sup>**  
 FLOOR 1: 563 sq. ft, 52 m<sup>2</sup>, FLOOR 2: 493 sq. ft, 46 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 62 sq. ft, 7 m<sup>2</sup>

### Viewings

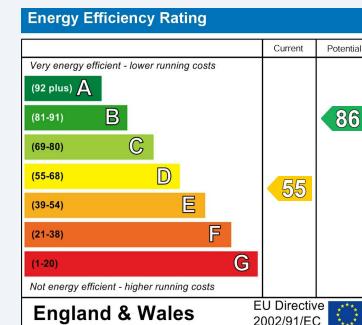
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.