



£1,300,000 Freehold

Greenford Avenue, Southall, UB1

FIVE BED DETACHED HOUSE!! Simple Estate Agents present to the market this impressive five bed detached house with 4 reception rooms located off the Southall Broadway. The property benefits from off street parking, four reception rooms, five bedrooms with three bathroom shower rooms, walk in wardrobe for master bedroom and large rear garden to name a few. The property is located a short walk to Southall Broadway, Southall Station (Elizabeth Line), local shops and local schools. Property likes are very rare to find in this area so we would recommend a viewing to truly see the size of the home...

Greenford Avenue, Southall, UB1

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Approximate Area = 2835 sq ft / 263.3 sq m

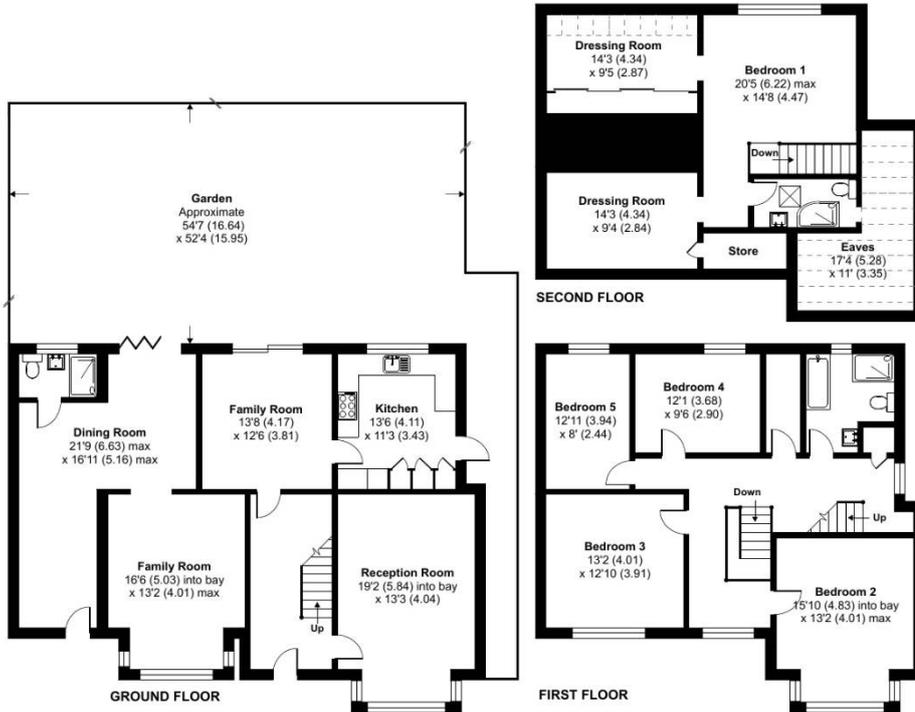
Limited Use Area(s) = 161 sq ft / 14.9 sq m

Total = 2996 sq ft / 278.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Simple Estate Agents. REF: 1079826

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes ? Continue to Coldharbour Ln 24 sec (262 ft) ? Follow Coldharbour Ln and Uxbridge Rd/A4020 to Alexandra Ave in Southall 10 min (2.0 mi) ? Continue on Alexandra Ave. Drive to Greenford Ave 2 min (0.4 mi) UB1 2AA Greenford Ave, Southall

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.