



Park Avenue, Southall, UB1 3AJ
Guide Price £599,950

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Presenting an exceptional end-of-terrace property, conveniently situated within walking distance of Southall Station (Elizabeth Line).

With three bedrooms, a through lounge, an extended kitchen/diner, and an array of appealing features, this residence offers spacious and comfortable living.

The versatile through lounge provides ample space for relaxation and gatherings, while the extended kitchen/diner is a culinary haven.

For added convenience, the property includes a family bathroom and a ground floor shower room.

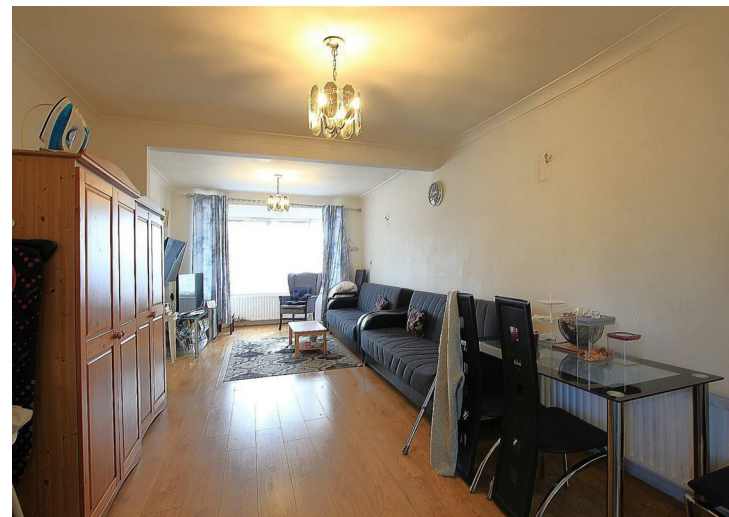
Outdoors, a lengthy rear garden beckons, complete with a brick outbuilding for added versatility. Off-street parking adds to the property's practicality.

There is further scope for development, subject to planning permission.

Well situated, the property lies just off the 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, well renowned restaurants 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.

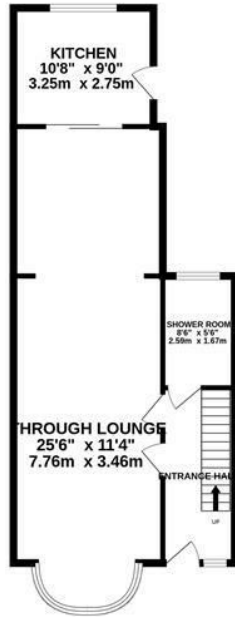
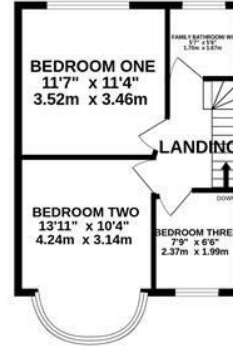
Key Features

- **Extended End of Terrace Property**
- **Walking Distance to Southall Station (Elizabeth Line)**
 - **Three Bedrooms**
 - **Through Lounge**
 - **Extended Kitchen/ Diner**
- **Family Bathroom + Ground Floor Shower Room**
- **Lengthy Rear Garden**
 - **Brick Out Building**
 - **Off Street Parking**
 - **Circa 1,199 Sq.ft**



GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.

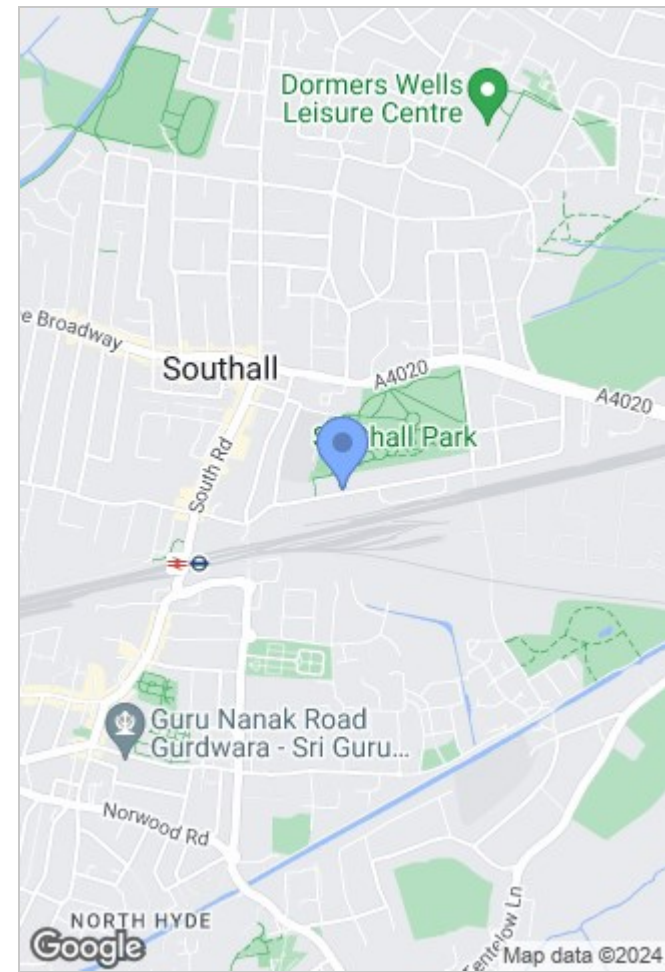
1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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 Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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