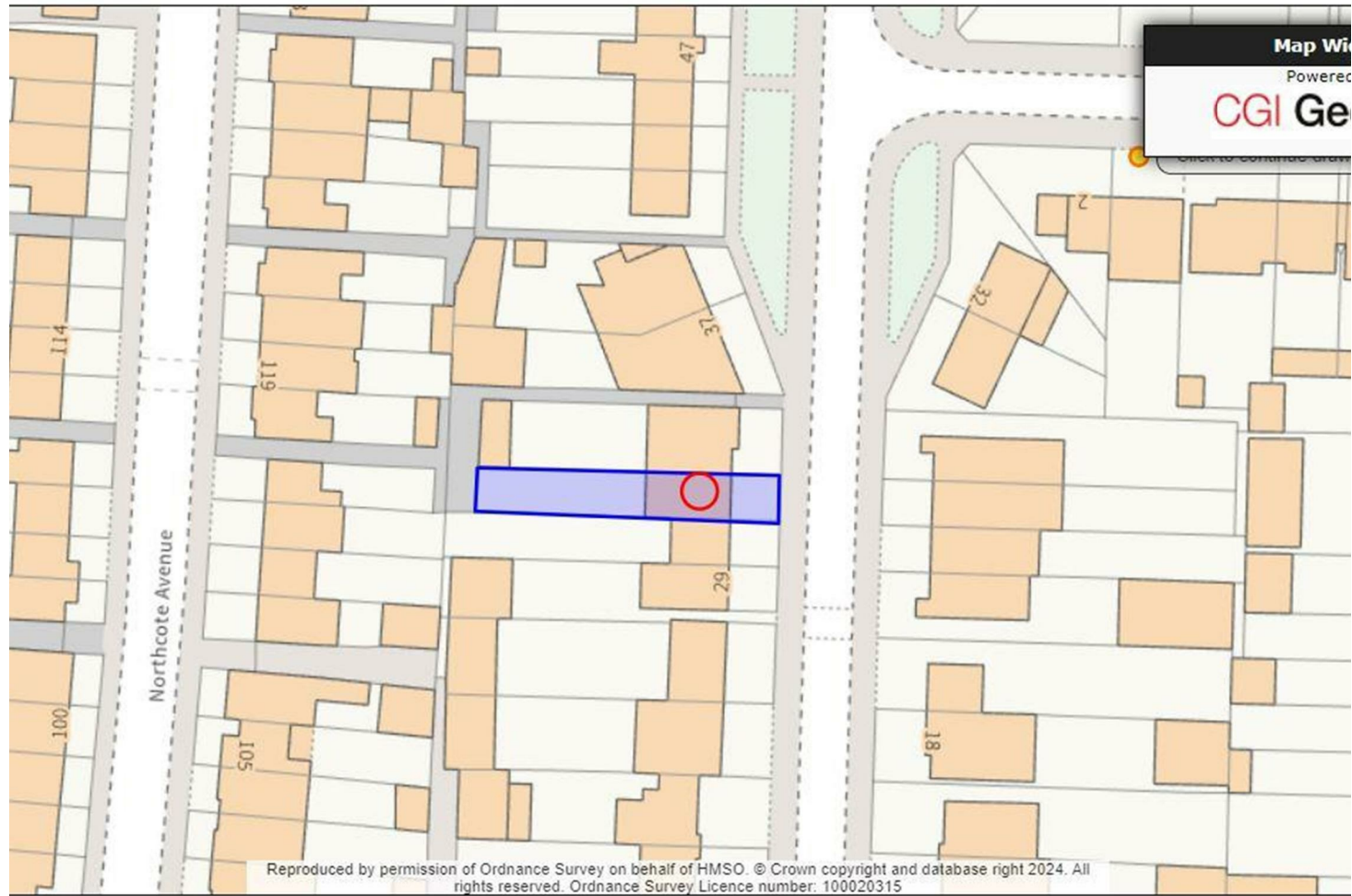




West Avenue, Southall, UB1 2AW
Guide Price £499,950

DBK
ESTATE AGENTS



This three-bedroom terrace home offers an exciting opportunity for renovation and development (subject to planning permission) with No Onward Chain!

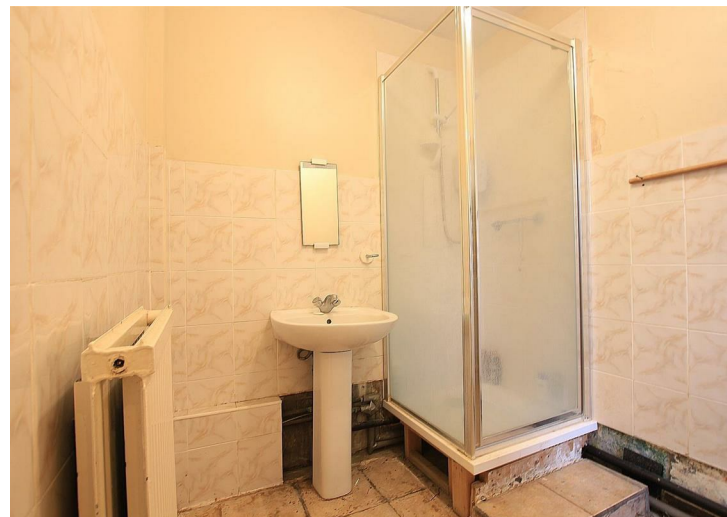
The property further features a reception room, a kitchen and a ground-floor shower room with WC, providing a practical layout ready for modernisation.

Outside, the home boasts a lengthy rear garden with rear access and a storage shed, perfect for garden enthusiasts or additional expansion. The front garden offers off-street parking, with ample on-street parking available as well.

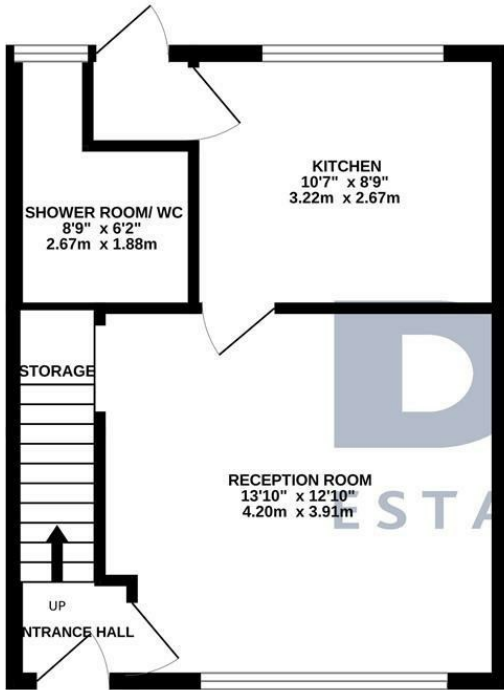
Southall Station (Elizabeth Line) is located 0.5miles away. Southall Broadway, renowned for its culture and amenities of Shops and Restaurants is within walking distance. There are excellent public transport links to Heathrow Airport and Westfield Shopping Centre. Local Schools deemed as Outstanding by OFSTED include Villiers High, Yeading Infant and Nursery and Tudor Primary. There is an abundance of sports facilities including football, tennis and running track provided by the local Park.

Key Features

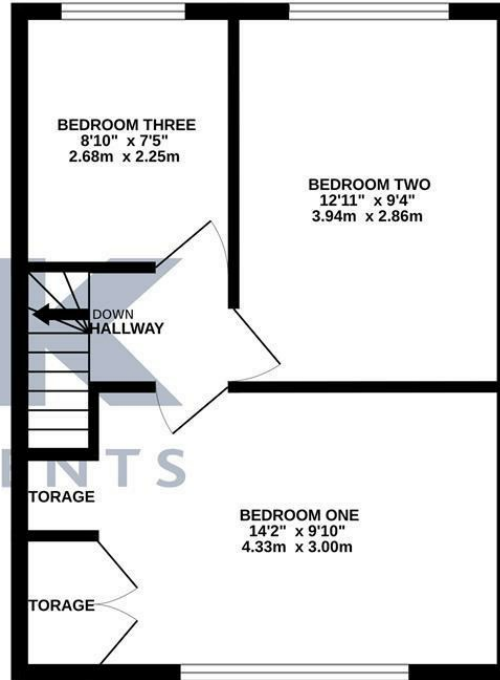
- No Onward Chain
- Wealth of Development Opportunity (stpp)
 - In Need of Modernisation
 - Terrace Home
 - Three Bedrooms
 - Reception Room
 - Kitchen
 - Ground Floor Shower Room/ WC
 - Lengthy Rear Garden with Shed + Rear Access
 - Front Garden for Off Street Parking + On Street Parking



GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

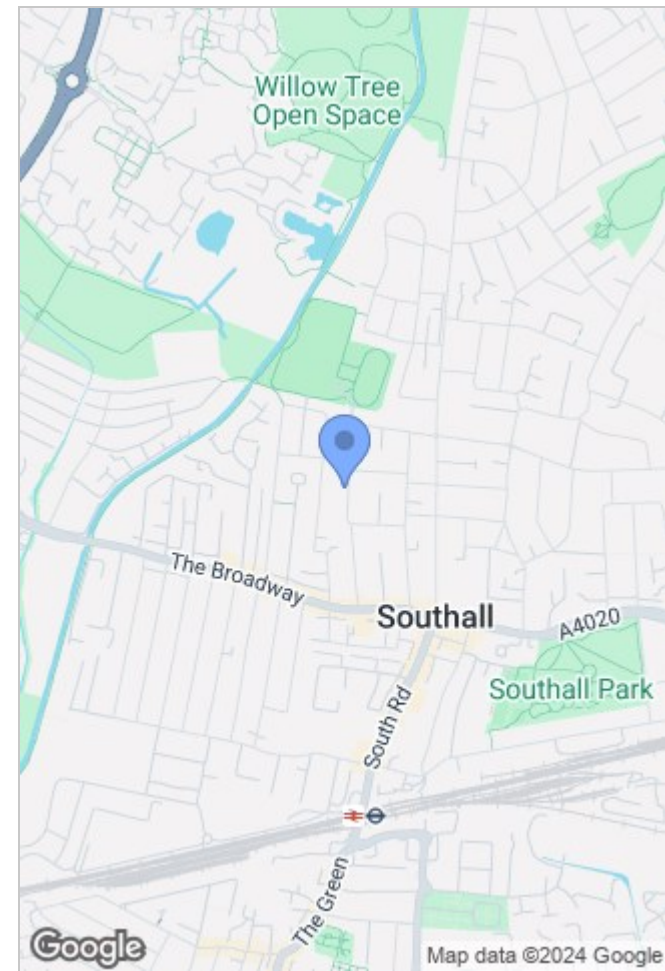


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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