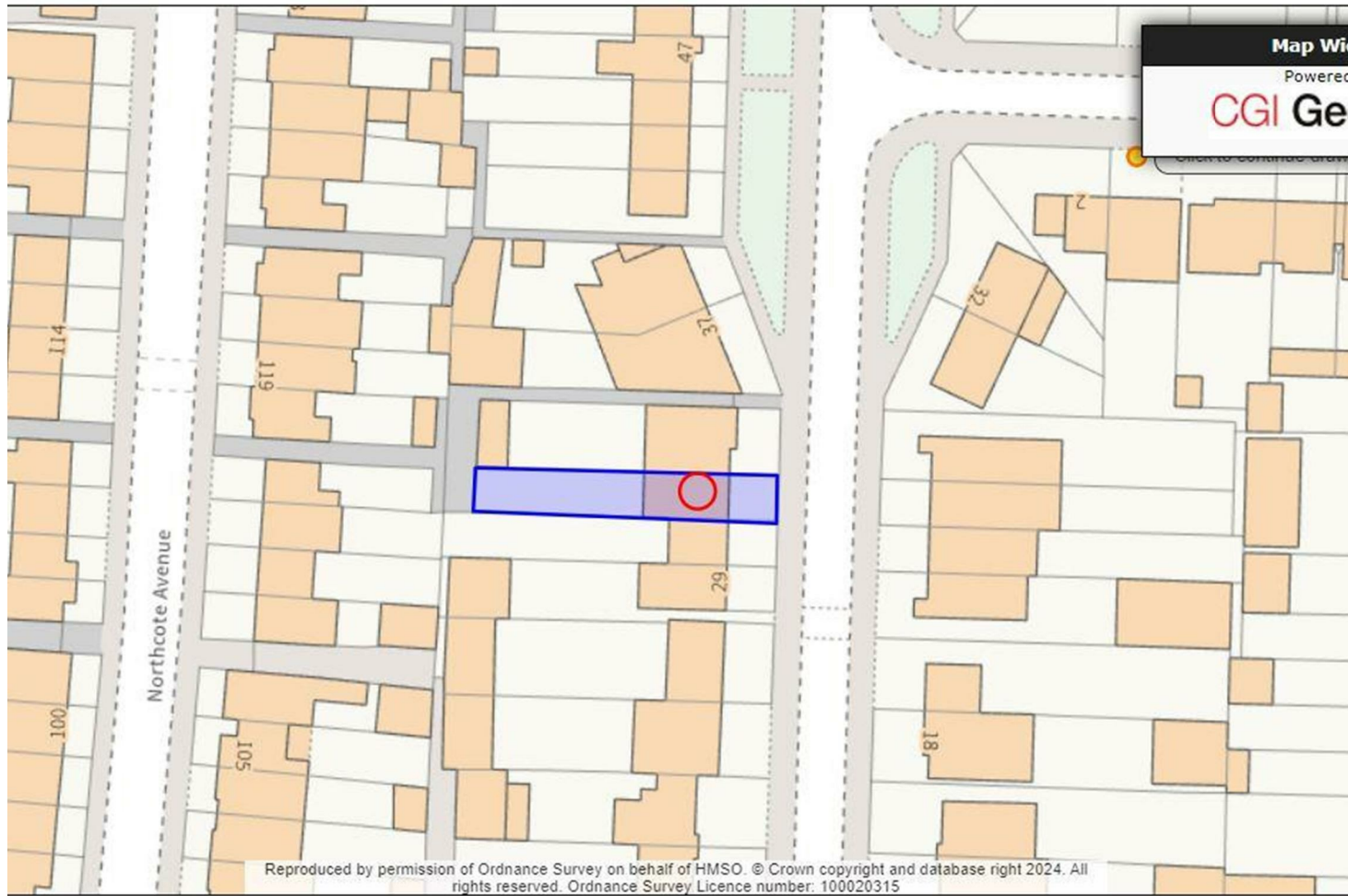




**West Avenue, Southall, UB1 2AW**  
**Guide Price £485,000**

**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.

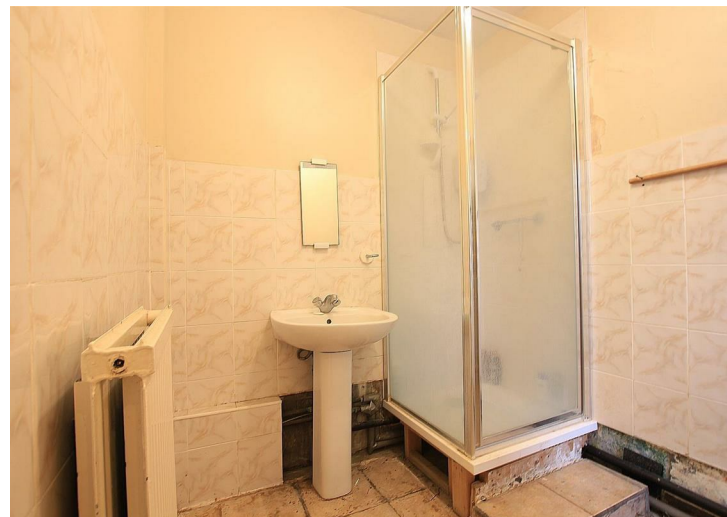
Outside, the home boasts a lengthy rear garden with rear access and a storage shed, perfect for garden enthusiasts or additional expansion. The front garden offers off-street parking, with ample on-street parking available as well.

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.



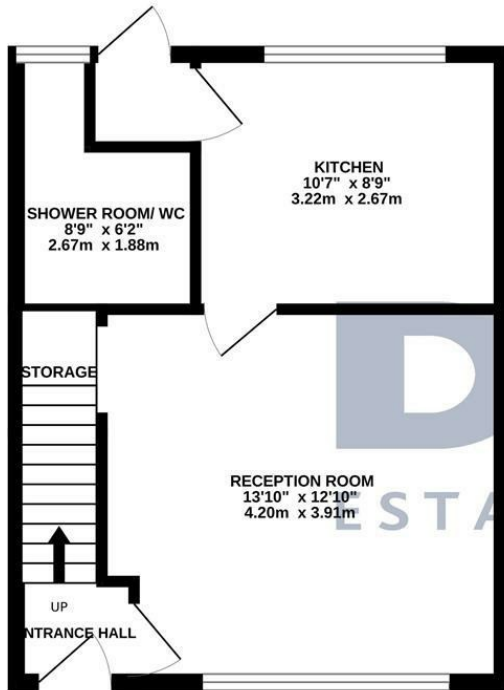
## Key Features

- 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

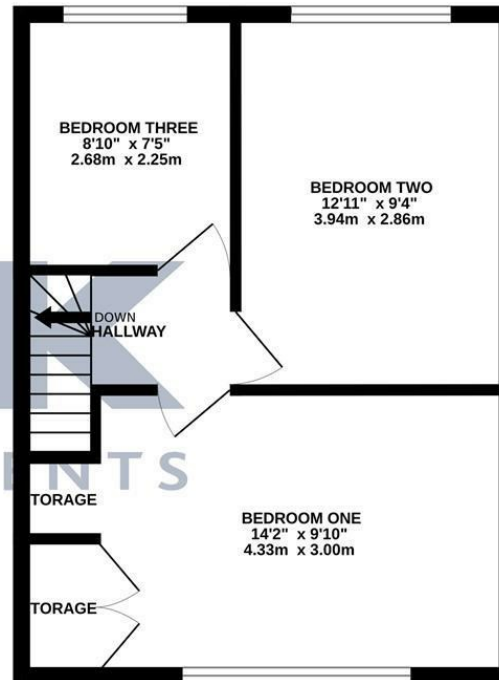




GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.

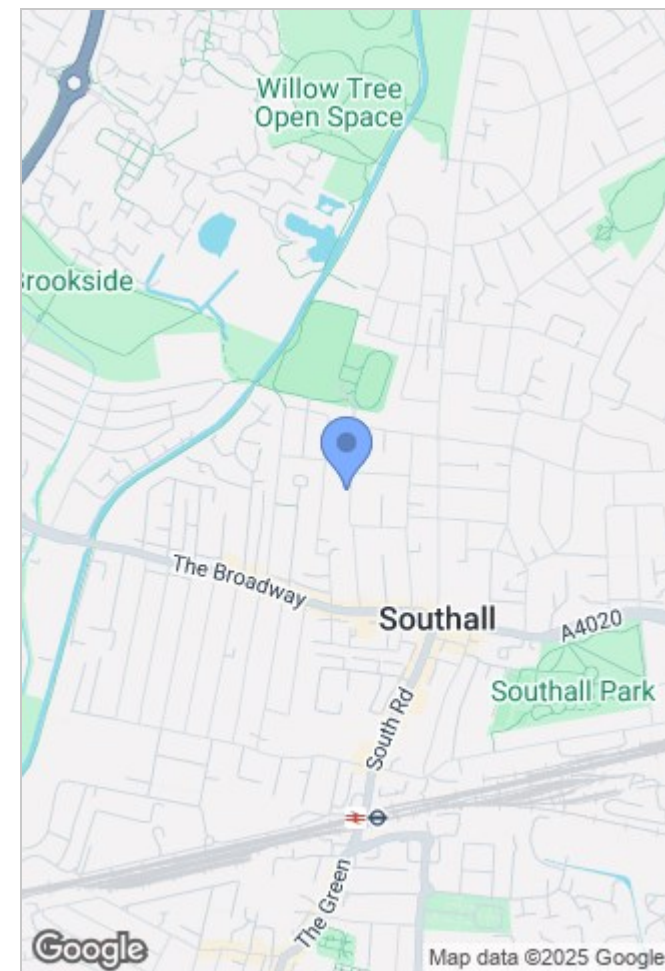


1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



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.  
Made with Metropix ©2024



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com