



Park Avenue | Southall | UB1 3AL

£635,000

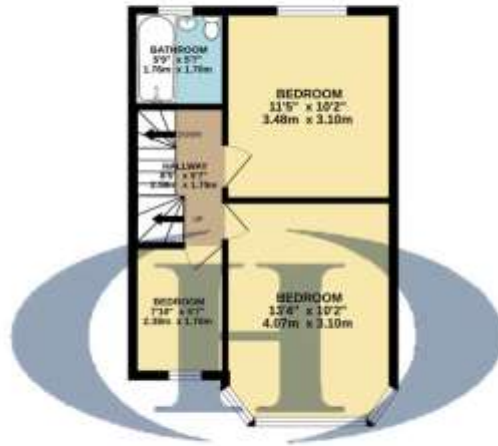
Nestled in a prime location, this meticulously crafted property offers an impressive array of features. Boasting four bedrooms, including a loft bedroom with an ensuite, it provides ample space for comfortable living. The property includes off-street parking and a generously sized living room, ideal for entertaining. The fully fitted kitchen, complete with marble worktops and a stylish backsplash, seamlessly flows into the dining area, creating a perfect space for family meals. Additional amenities include a ground floor WC and a large rear outhouse with a shower room, kitchenette, and storage space. Upstairs, three well-sized bedrooms await, along with a family bathroom. Conveniently located near places of worship, Southall Crossrail, Southall Broadway, and local amenities, this property is a dream for commuters, families, and investors alike. Call now for further details; they are not to be missed. Viewings: Highly recommended.



GROUND FLOOR
166 sq ft (15.3 sq m) approx.

1ST FLOOR
275 sq ft (25.5 sq m) approx.

2ND FLOOR
228 sq ft (21.1 sq m) approx.



HILTONS ESTATES

TOTAL FLOOR AREA : 1128 sq ft (104.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements