



# To Let

Burns Avenue | Southall | UB1

House - Semi-Detached

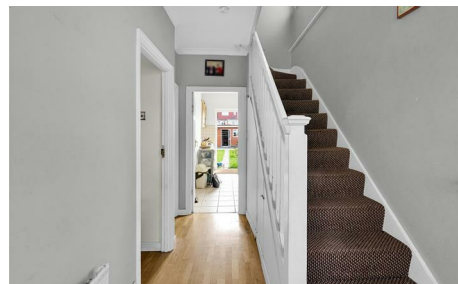
Asking Price £649,950 | null

2 Reception | 3 Bedroom | 2 Bathroom

- Three Bedroom Semi Detached House
- Two Bedroom Apartment
- Separate Side Entrance
- Spacious Living Areas
- Wood Flooring
- Large Rear Garden

FREEDOM TO MOVE





\*Spacious Five Bedroom Semi Detached House\*

This unique three bedroom main semi detached house with a fully fitted two bedroom outhouse is available for sale for a fantastic price. The property has huge potential to extend or even convert the loft space. The property has a separate side entrance.

The main house has three good sized bedrooms, a bright and a large living room. The property has a galley style kitchen which leads to a large back garden. The former garage has been converted into a two bedroom apartment which has been fitted with a large shower room and fully fitted kitchen.

The property is a must see and would suit a family or investor looking for an excellent return as the property could be easily turned into an HMO style dwelling

Please call 0208 5682342 to arrange a viewing.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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