

# Park Avenue

Southall • Middlesex • UB1 3AL

Guide Price: £585,000



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est 1986

# Park Avenue

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A Three bedroom terraced house situated on Park Avenue, just off 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 and the Elizabeth Line, sufficient local amenities and NHS Ealing Hospital, . Local reputable schools such as Villiers High School are also within walking distance. The ground floor of the property comprises spacious entrance porch, hallway leading to the 25ft living room and 18ft kitchen/diner. To the first floor is the 13ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom. Outside there is off street parking, private rear garden and outbuilding.

Three bedroom house

Terraced

Immaculately kept throughout

No onward chain

25ft living room

18ft kitchen/diner

13ft main bedroom

Outbuilding

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

The ground floor of the property comprises spacious entrance porch, hallway leading to the 25ft living room and 18ft kitchen/diner. To the first floor is the 13ft main bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom.

### Location

Park Avenue is a popular residential road in Southall situated just off 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 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.

### Outside

The front of the property has been block paved creating off street parking whilst the private rear garden is paved and laid to lawn throughout allowing access to the outbuilding.





### Schools:

Dormers Wells Primary School 0.4 miles  
Villiers High School 0.4 miles  
The Sybil Elgar School 0.7 miles



### Train:

Southall Station 0.6 miles  
Hanwell Station 1.2 miles  
Drayton Green Station 1.6 miles



### Car:

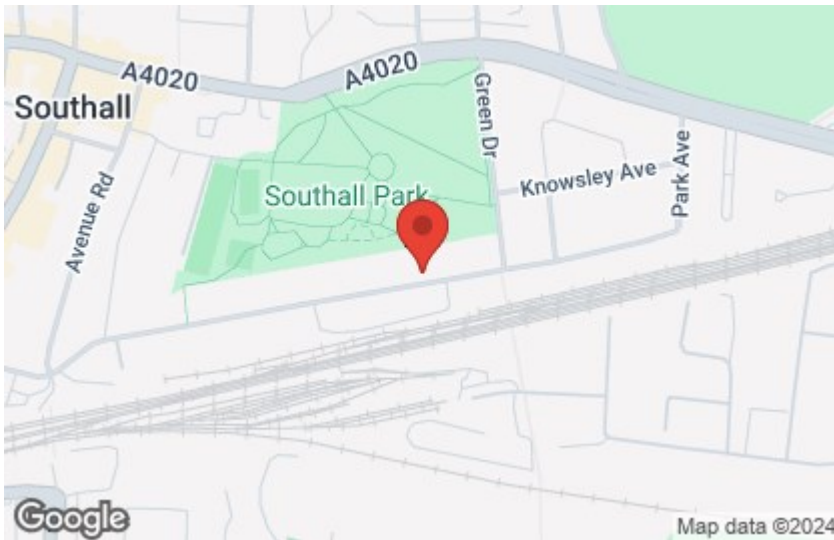
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)

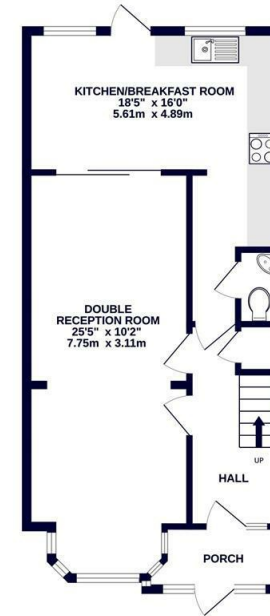


OUTBUILDING  
138 sq.ft. (12.8 sq.m.) approx.



OUTBUILDING  
15'9" x 8'9"  
4.80m x 2.67m

GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



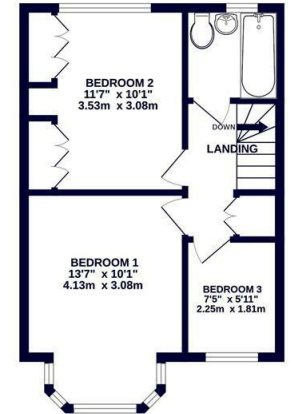
KITCHEN/BREAKFAST ROOM  
18'5" x 16'0"  
5.61m x 4.89m

DOUBLE  
RECEPTION ROOM  
25'5" x 10'2"  
7.75m x 3.11m

HALL

PORCH

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



BEDROOM 2  
11'7" x 10'1"  
3.53m x 3.08m

BEDROOM 1  
13'7" x 10'1"  
4.13m x 3.08m

BEDROOM 3  
7'5" x 5'11"  
2.25m x 1.81m

LANDING



TOTAL FLOOR AREA: 1060 sq.ft. (98.4 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	72	86
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.