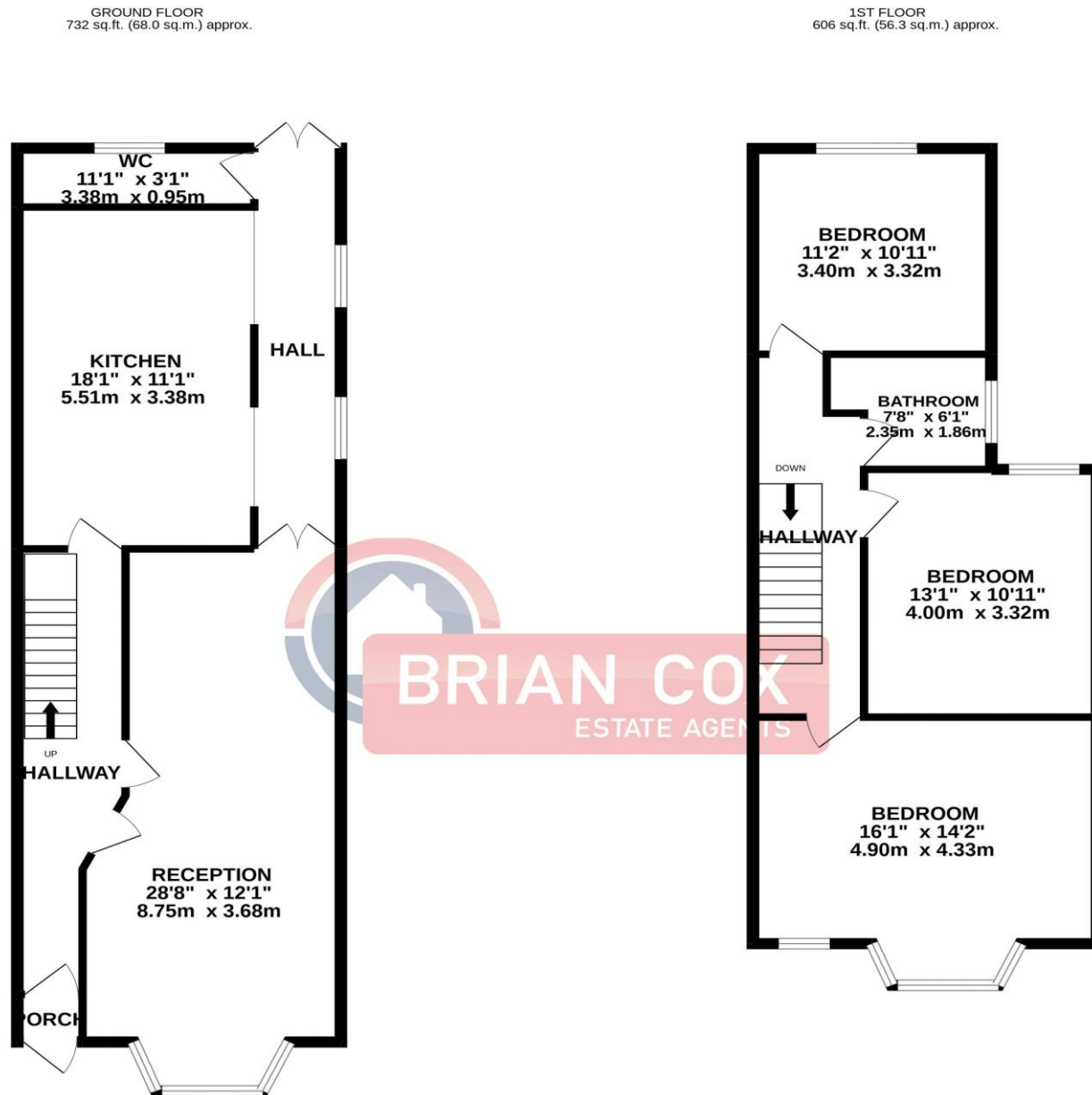


the floorplan...



0208 842 4008
brian-cox.co.uk



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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more details from...

call: **Brian Cox Northolt: 0208 842 4008**
email: jeff.osullivan@brian-cox.co.uk
web: www.brian-cox.co.uk



WALKING DISTANCE TO SOUTHALL STATION!!
Brian Cox is delighted to offer this spacious three bedroom, two bathroom, end of terrace house for sale. Accommodation: entrance hallway, through lounge, fitted kitchen, downstairs bathroom, landing, three good sized bedrooms and family bathroom. Further benefits include gas central heating, double glazing, and a good size rear garden. This is a fantastic buy and will make an excellent family home or HMO (STPP).



O.I.E.O £600,000
Freehold

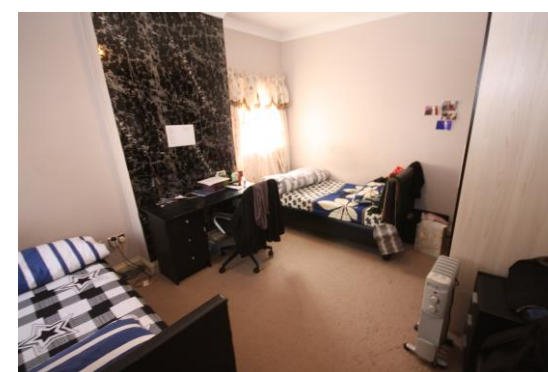
Park Avenue, Southall UB1 3AQ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Walking Distance to Southall Station
- Three Bedrooms
- Two Bathrooms
- Spacious
- Beautifully Presented
- A Must View



the location...

nearest stations ...

- Southall (0.5 miles)
- Hanwell (1.3 miles)
- Drayton Green (1.7 miles)



This property is set just a short distance from Southall Broadway and Southall Station (Elizabeth Line). This connects to Paddington Station in less than 20 minutes.

Bus routes include the 95,105,195 and E5, Heathrow is a short drive or bus journey away along with the M4. There are many local schools in the area some include North Primary School, Hambrough Primary School, Dormers Wells Infant School and Dairy Meadow Primary School.

