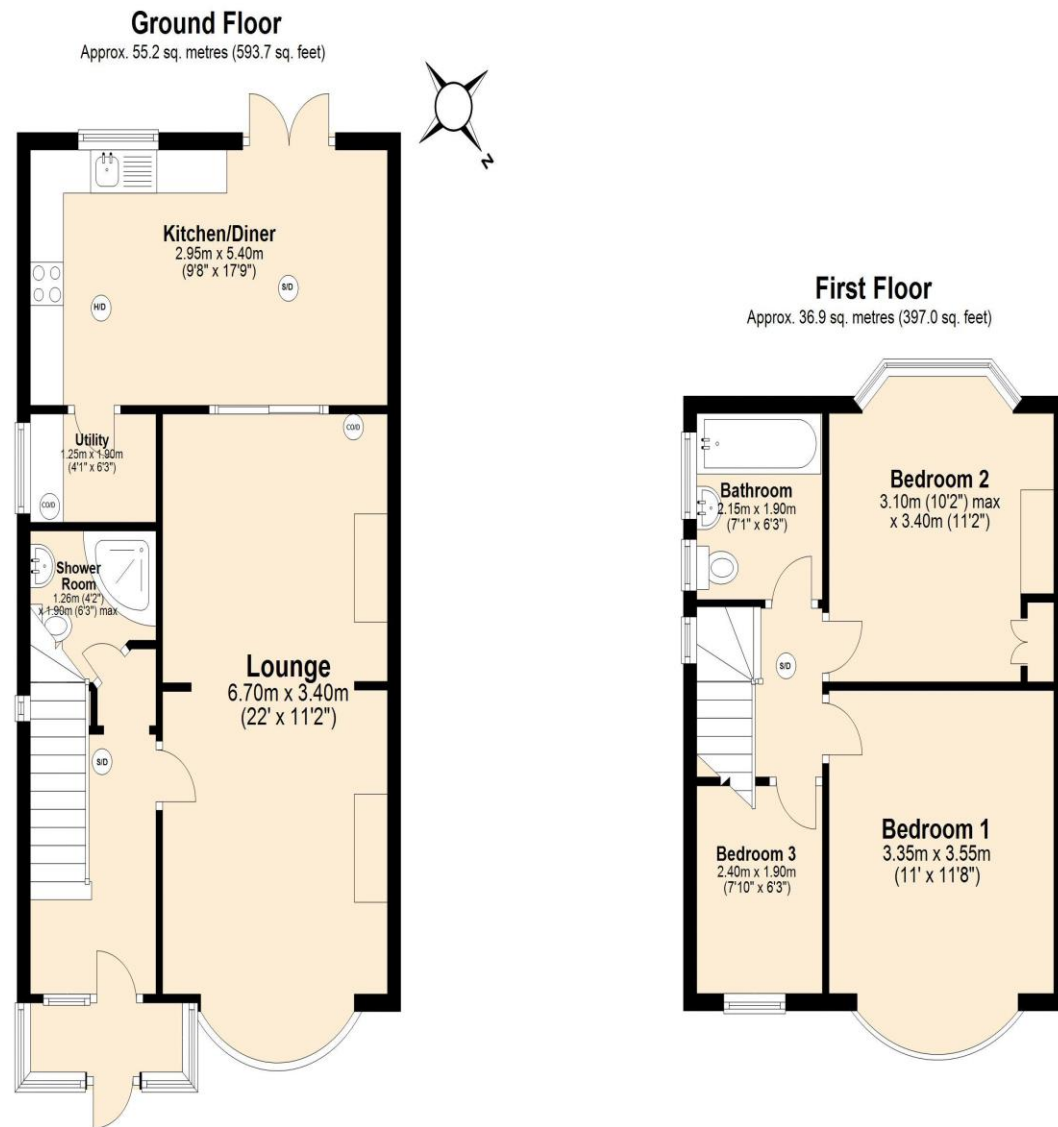


## Westbury Avenue Southall UB1 2XA

Price Guide: Monthly Rental Of £2,150



Total area: approx. 92.0 sq. metres (990.7 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

Unfurnished  
 Available now  
 Borough of Ealing  
 Council Band D  
 Council Tax £1,841 per annum  
 EPC =

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are delighted to offer this well presented extended three bedroom, two bathroom, end of terraced house located in a quiet residential road convenient for shopping and transport facilities on the Lady Margaret Road and within easy reach of the A40 both in and out of London. Benefits include double glazing, gas central heating, a utility room, downstairs shower room, recently redecorated to include new flooring and carpets and off street parking. Offered to the market unfurnished and available now.





- THREE BEDROOMS
- SEMI DETACHED
- EXTENDED KITCHEN/DINER
- TWO BATHROOMS
- OFF STREET PARKING
- RECENTLY DECORATED INCLUDING FLOORING
- UNFURNISHED
- AVAILABLE NOW

**Westbury Avenue  
Southall  
UB1 2XA**

**Price Guide:** Monthly Rental Of £2,150



**Accommodation**

A double glazed porch has an inner double glazed front door to the entrance hall which has doors to the downstairs shower room and through lounge. From the through lounge there are double glazed sliding patio doors to the extended kitchen/diner which has a range of base and eye level units, a double glazed door to the utility room and double glazed doors to the garden. To the first floor there are three bedrooms and a family bathroom which comprises a three piece suite. Outside there is off street parking to the front and a rear garden measuring approximately 30' which is block paved and hardstanding with a timber shed and garage accessed via service road.

