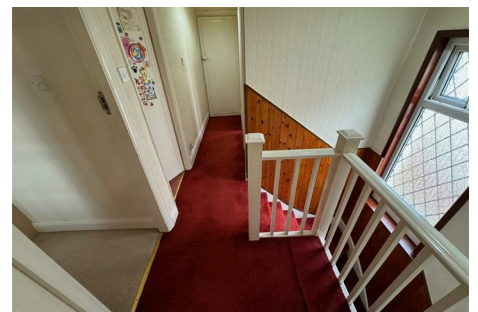
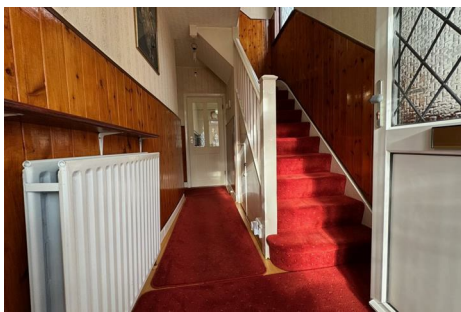




# Parkfields

Estates



## Kenton Avenue , Southall, UB1 3QG

A RARE OPPORTUNITY TO ACQUIRE THIS LARGER THAN AVERAGE SEMI LOCATED ON THE EVER POPULAR KENTON AVENUE. Accommodation is spacious, extending to 1791.76 SQFT and includes; THROUGH LOUNGE, KITCHEN, RECEPTION / BEDROOM, BATHROOM/WC, FOUR FIRST FLOOR BEDROOMS, CLOAKROOM AND BATHROOM. To the outside there are PRIVATE GARDENS with OFF STREET PARKING, SHARED DRIVEWAY with access to a DOUBLE GARAGE and SPACIOUS REAR GARDEN. Kenton Avenue is very well situated with easy access to Uxbridge Road which offers easy access to EALING, SOUTHAL BROADWAY and HAYES. There are a number of preferred schooling options within easy reach including; VILLIERS HIGH SCHOOL AND DORMERS WELLS HIGH SCHOOL. Early viewings are highly recommended to avoid disappointment.

Local Authority: London Borough of Ealing  
Council Tax Band: E

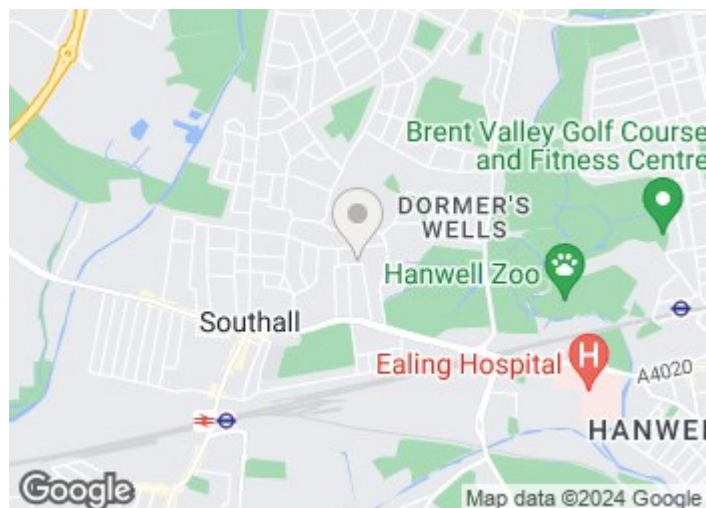
EPC Rating: D  
Size: 1791.76 SQFT

Asking Price £599,950

# 55 Kenton Avenue , Southall, UB1 3QG



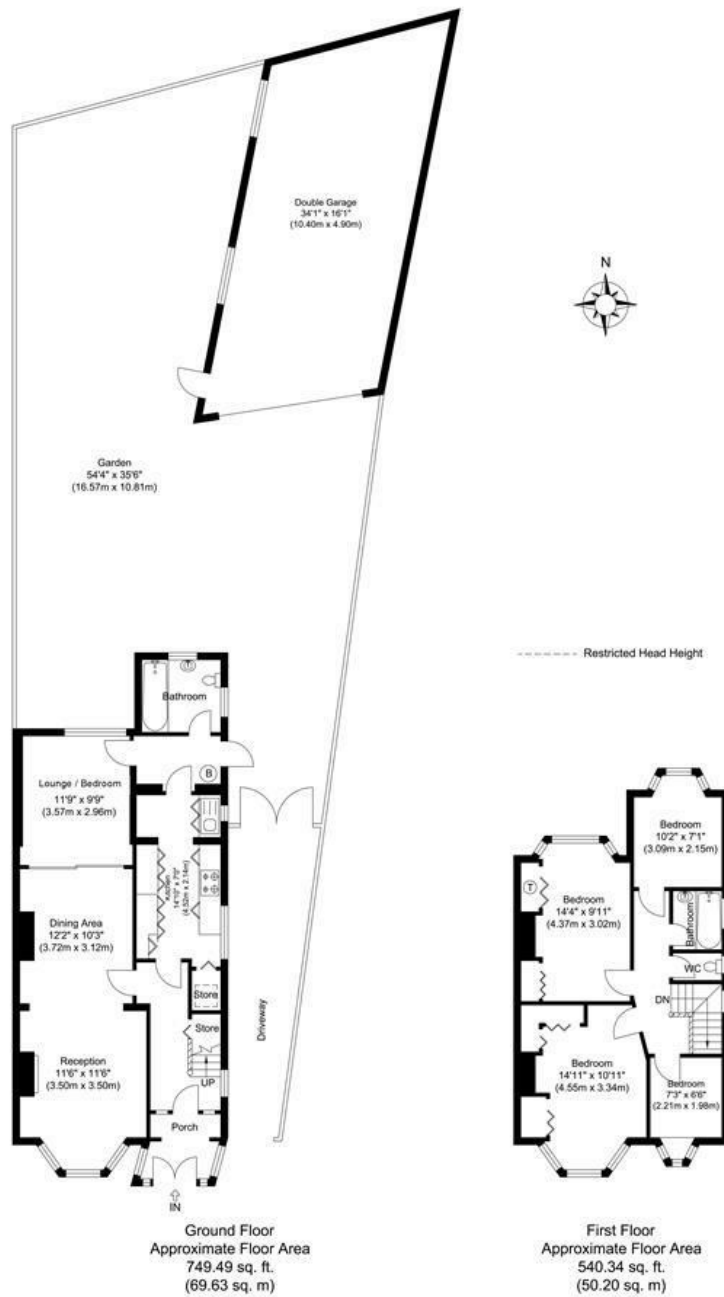
- SOUGHT AFTER ROAD
- THROUGH LOUNGE WITH SEPARATE RECEPTION / BEDROOM
- SHARED DRIVEWAY
- PLENTY OF SCHOOLING OPTIONS NEARBY
- SEMI DETACHED
- QUARTZ KITCHEN
- DOUBLE GARAGE WITH FURTHER PARKING
- FOUR BEDROOMS
- WIDENING PLOT
- JUST BY UXBRIDGE ROAD



Directions



# Floor Plan



Kenton Avenue, Southall, UB1  
Illustration for identification purposes only, measurements are approximate, not to scale.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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	