



# Parkfields

Estates



## Boyd Avenue , Southall, UB1 3BT

Welcome to Boyd Avenue, Southall - a charming end terrace house that offers the perfect blend of space and comfort. This delightful property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's plenty of room for the whole family to unwind and recharge.

The two bathrooms in this house ensure that the morning rush is a thing of the past, allowing everyone to get ready for the day ahead with ease. Situated in a sought-after location, just by The High Street and Elizabeth Line, this property is ideal for those looking to enjoy the convenience of city living while still having a peaceful retreat to call home. The property is ideally located just by Villiers High School and with easy access to Southall Park.

Don't miss the opportunity to make this house your own - come and experience the warmth and character that Boyd Avenue has to offer. There is plenty of scope to extend / modernise subject to the usual consents.

Asking Price £650,000

## 6 Boyd Avenue , Southall, UB1 3BT

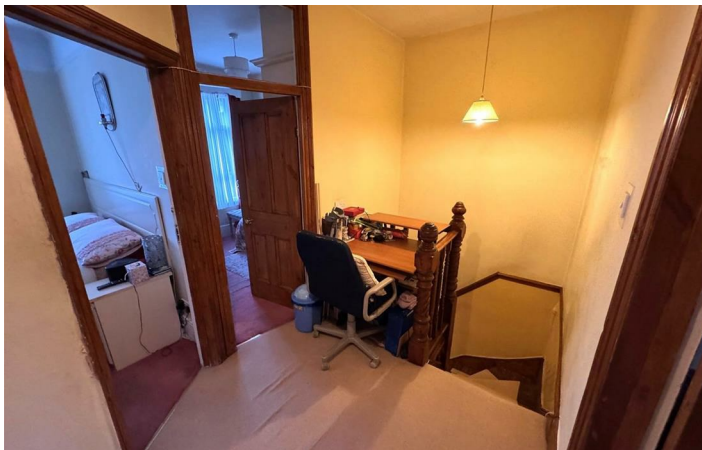


- RARE OPPORTUNITY
- FOUR BEDROOMS
- GROUND FLOOR SHOWER WITH FIRST FLOOR BATHROOM
- OWN DRIVE WITH SIDE GARAGE
- THREE RECEPTIONS
- SPACIOUS GARDEN
- POTENTIAL TO EXTEND (STPP)
- KITCHEN
- JUST BY THE HIGH STRET / BROADWAY / ELIZABTEH LINE



Directions





Floor Plan



Total Gross Internal Area (Including Garage)  
1568.62 sq. ft.  
(145.73 sq. m)

Total Gross Internal Area (Excluding Garage)  
1439.13 sq. ft.  
(133.70 sq. m)

Boyd 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 firms 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC