



Parkfields

Estates



Maselfield Avenue , Southall, UB1 2ND

Nestled on the sought-after Maselfield Avenue in Southall, this modern detached house presents an exceptional opportunity for families and investors alike. Built between 2010 and 2019, the property boasts a contemporary design that harmoniously blends style and functionality.

With three well-proportioned bedrooms and two inviting reception rooms, this home offers ample space for both relaxation and entertaining. The contemporary kitchen is equipped with sleek modern fittings, making it a delightful space for culinary enthusiasts. The property is chain-free, allowing for a smooth and swift transition for prospective buyers.

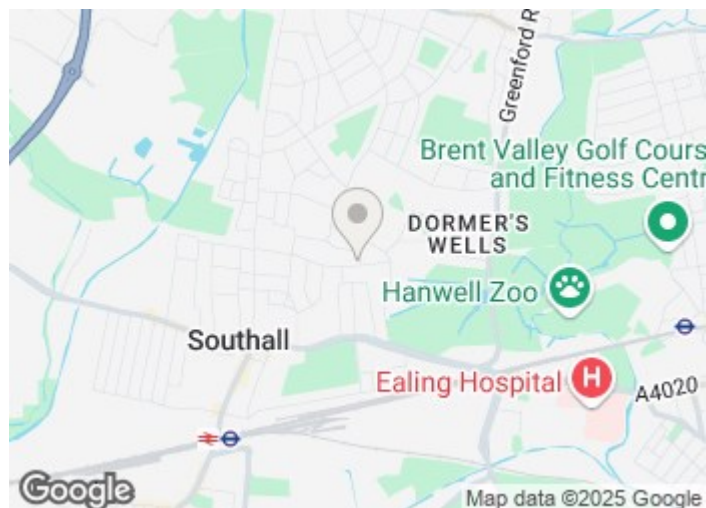
One of the standout features of this residence is the large side plot, which offers significant development potential, subject to planning permission. This presents an exciting opportunity for those looking to expand or enhance their living space.

Offers In The Region Of £599,950

3a Masefield Avenue , Southall, UB1 2ND



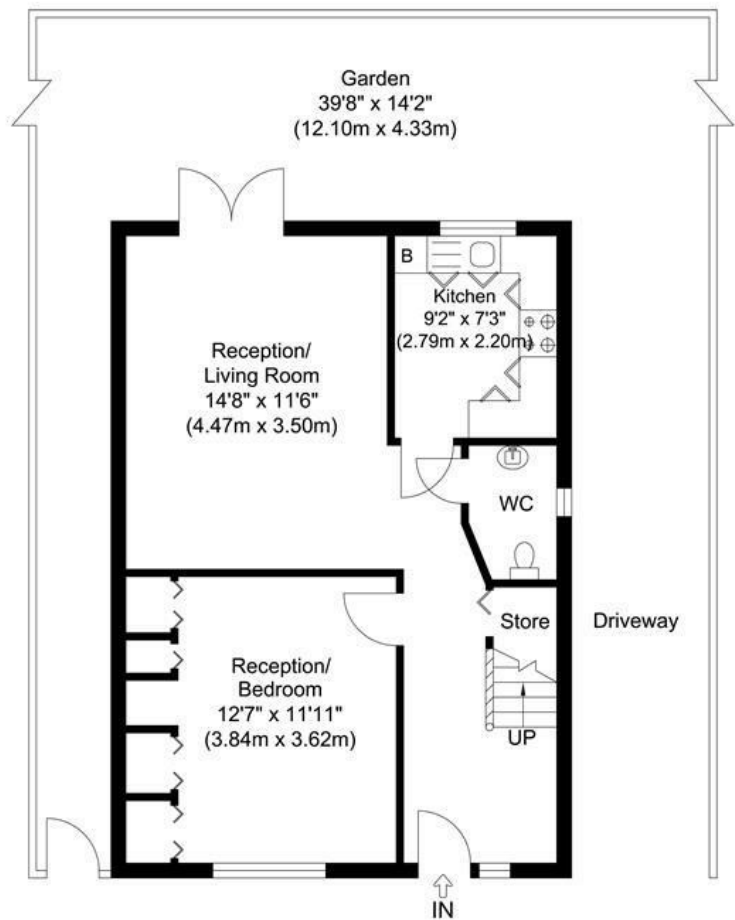
- FULLY DETACHED AND MODERN - STYLISH HOME WITH A SLEEK FINISH
- SPACIOUS LIVING - THREE BEDROOMS, TWO RECEPTIONS
- CHAIN FREE - HASSLE FREE, READY TO GO!
- HUGE DEVELOPMENT POTENTIAL - LARGE SIDE PLOT (STPP)
- CONTEMPORARY KITCHEN - SLEEK, MODERN FITTINGS
- TOP SCHOOLS NEARBY - IDEAL FOR FAMILIES
- PRIME LOCATION - SOUGHT AFTER ROAD IN A DESIRABLE LOCATION
- CLOAKROOM AND FAMILY BATHROOM



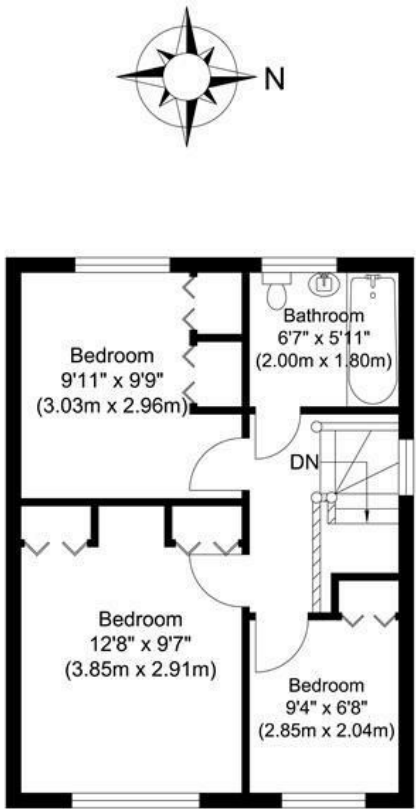
Directions



Floor Plan



Ground Floor
Approximate Floor Area
522.37 sq. ft.
(48.53 sq. m)



First Floor
Approximate Floor Area
371.57 sq. ft.
(34.52 sq. m)

Total Gross Internal Area
893.94 sq. ft.
(83.05 sq. m)

Masefield 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) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		