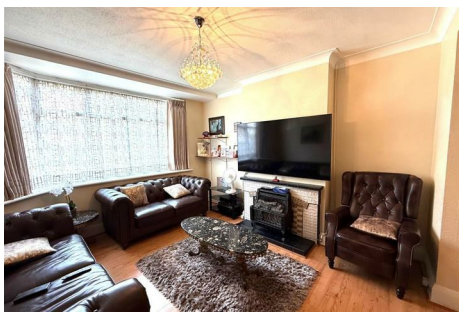## Dorset Avenue
, Southall, UB2 4HF

Nestled in the prestigious Minterne Estate, this charming semi-detached house on Dorset Avenue offers a wonderful opportunity for families and individuals alike. Spanning an impressive 1,250 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms ensure comfort and privacy, making it an ideal home for those seeking a tranquil retreat.

Constructed in the 1930'S this house retains a sense of character while offering plenty of potential for modernisation. The generous layout allows for creative possibilities, with plenty of scope to extend the property, subject to planning permission. This flexibility makes it an attractive option for those looking to personalise their living space.

The location is particularly appealing, with excellent schools nearby, making it a perfect choice for families. The surrounding area is known for its community spirit and accessibility, providing a delightful environment for both young and old.
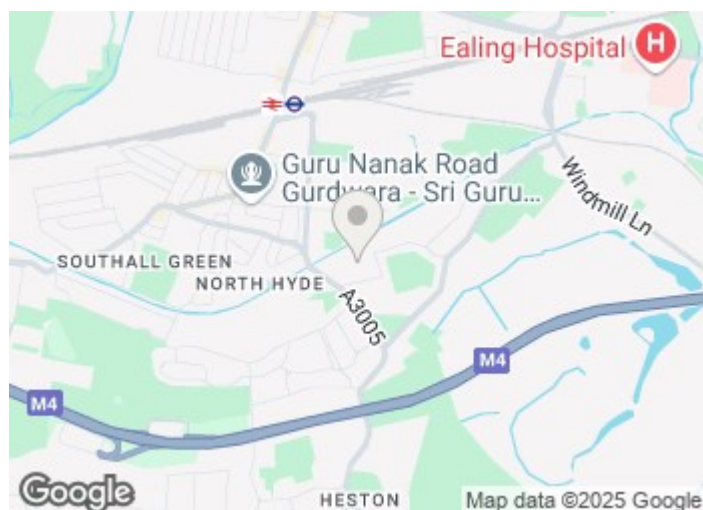
Asking Price £849,950

18 Dorset Avenue

, Southall, UB2 4HF

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- SEMI DETACHED WITH OWN DRIVEWAY
- THREE BEDROOMS
- PRIVATE GARDENS

- SCOPE TO EXTEND (STPP)
- THROUGH LOUNGE WITH TWO FURTHER RECEPTIONS
- MINTERNE ESTATE LOCATION
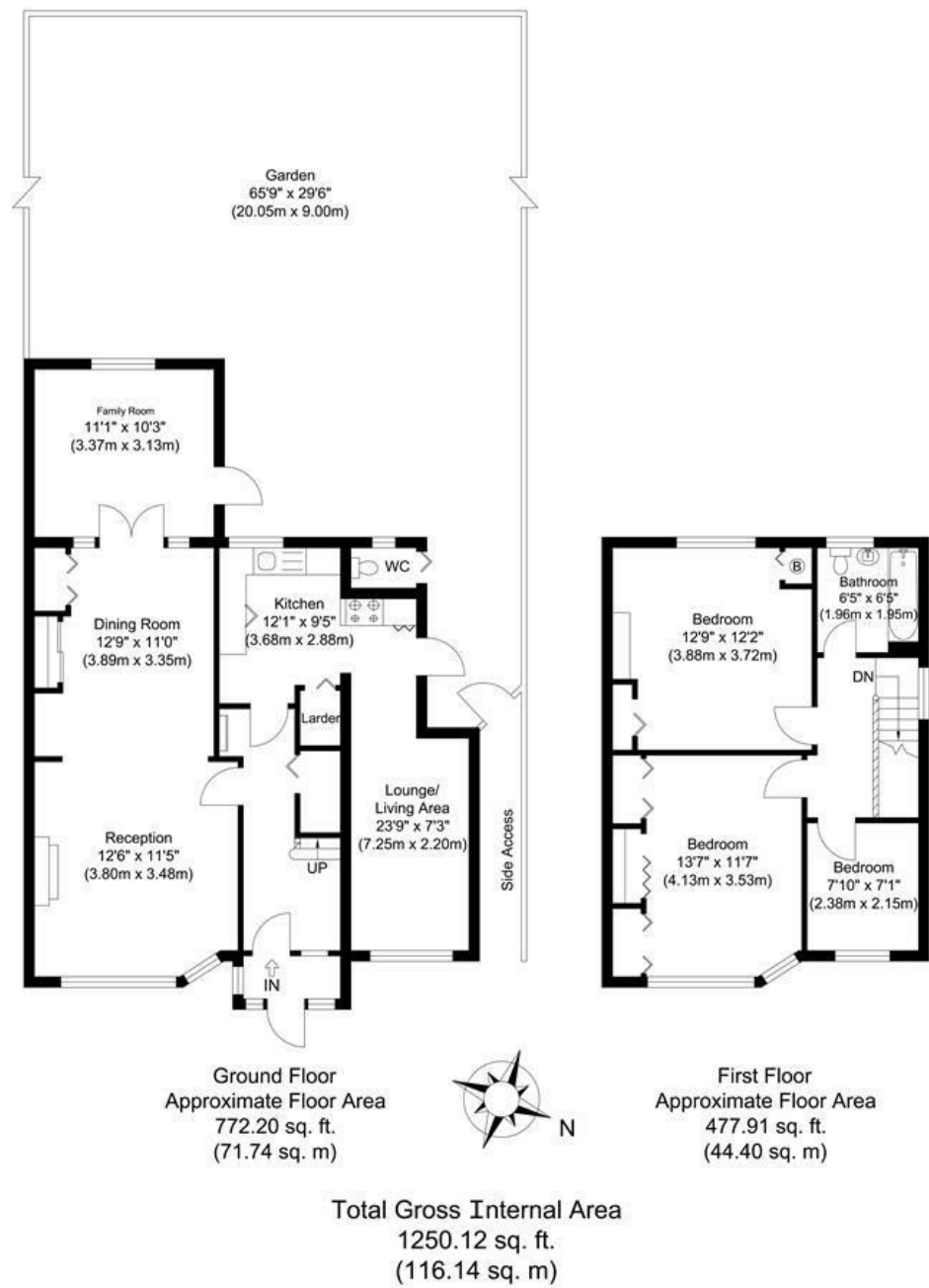
- GREAT PROJECT OPPORTUNITY
- FAMILY BATHROOM/WC

Directions

Floor Plan

Garden
65'9" x 29'6"
(20.05m x 9.00m)

Family Room
11'1" x 10'3"
(3.37m x 3.13m)

WC

Kitchen
12'1" x 9'5"
(3.68m x 2.88m)

Dining Room
12'9" x 11'0"
(3.89m x 3.35m)

Larder

Reception
12'6" x 11'5"
(3.80m x 3.48m)

UP

Lounge/
Living Area
23'9" x 7'3"
(7.25m x 2.20m)

Side Access

IN

Bathroom
6'5" x 6'5"
(1.96m x 1.95m)

Bedroom
12'9" x 12'2"
(3.88m x 3.72m)

DN

Bedroom
13'7" x 11'7"
(4.13m x 3.53m)

Bedroom
7'10" x 7'1"
(2.38m x 2.15m)

Ground Floor
Approximate Floor Area
772.20 sq. ft.
(71.74 sq. m)

N

First Floor
Approximate Floor Area
477.91 sq. ft.
(44.40 sq. m)

Total Gross Internal Area
1250.12 sq. ft.
(116.14 sq. m)

Dorset Avenue, Southall, UB2

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		79
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC