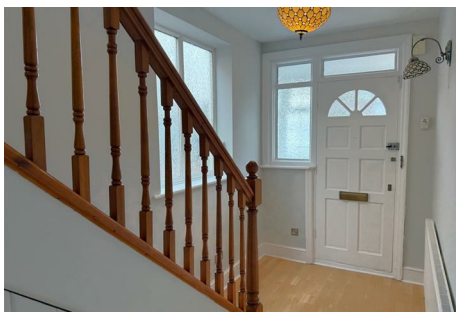
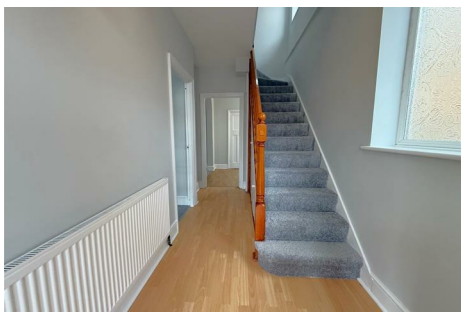




Parkfields

Estates



Burns Avenue , Southall, UB1 2LU

Nestled in the charming area of Burns Avenue, Southall, this delightful end-terrace house offers a perfect blend of comfort and potential. Spanning an impressive 1,575 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The ground floor also features a convenient shower and WC, enhancing the practicality of the living space. Additionally, the first floor is home to a family bathroom, ensuring that all your needs are met. Built between 1930 and 1939, the property retains a sense of character while offering modern living conveniences.

The generous garden includes a double garage accessible via a shared drive, providing ample storage or parking options. For those with an eye for potential, there is the exciting opportunity for a loft conversion, subject to planning permission. This could further enhance the living space and add value to the property.

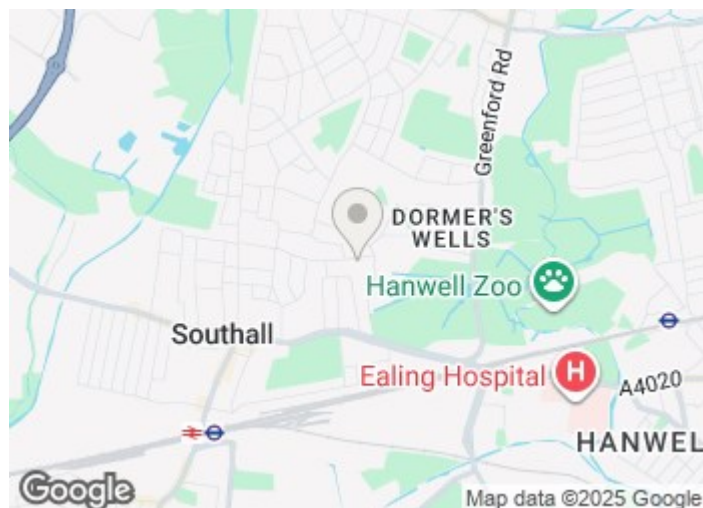
Asking Price £635,000

130 Burns Avenue

, Southall, UB1 2LU



- SPACIOUS END OF TERRACE
- THROUGH LOUNGE
- FAMILY BATHROOM PLUS ADDITIONAL GROUND FLOOR SHOWER/WC
- NO CHAIN
- EXTENDED KITCHEN / DINING ROOM
- THREE BEDROOMS
- POPULAR LOCATION
- DOUBLE GARAGE VIA THE REAR
- KITCHEN / DINING AREA
- WALKING DISTANCE TO DORMERS WELLS HIGH SCHOOL



Directions



Floor Plan



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	83
EU Directive 2002/91/EC		