



119 Burns Avenue, Southall, Middlesex, UB1 2LU  
£500,000

**EVANS**  
& COMPANY

# Burns Avenue Middlesex

- 3 Bedroom End Terraced
- Part Double Glazed
- Gas Central Heating
- 2 Reception Rooms
- Rear Garden
- No Onward Chain

Evans & Company are pleased to present this 3 bedroom end terraced located in a popular residential road. The property boasts 2 separate reception rooms and a private rear garden.

## Covered Entrance

Front door to

## Entrance Hall

Stairs to first floor, doors to

## Reception 1

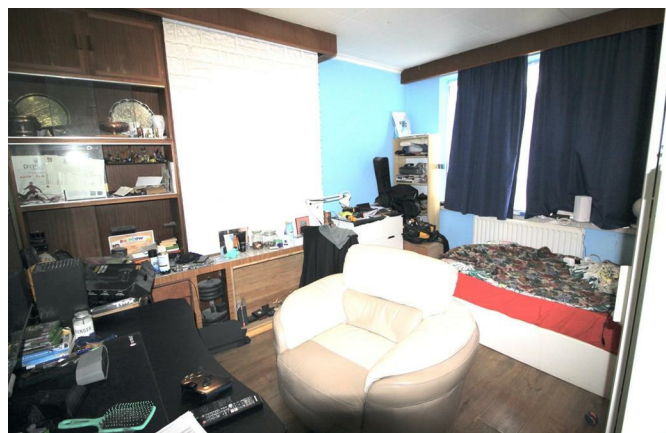
13'0" x 11'2" (3.97 x 3.42)

Double glazed window to front, radiator, power points

## Reception 2

12'4" x 11'2" (3.76 x 3.42)

Double glazed window to rear, radiator, power points



## Kitchen

12'3" x 6'4" (3.75 x 1.95)

Eye and base level storage units, single drainer sink unit, gas cooker point, window to side, door to Utility area with space and plumbing for washing machine.

## Stairs to First floor

doors to

## Bedroom 1

13'3" x 11'2" (4.04 x 3.42)

Double glazed window to front, radiator, power points

## Bedroom 2

12'11" x 10'7" (3.96 x 3.25)

Double glazed window to rear, radiator power points

## Bedroom 3

8'2" x 6'6" (2.51 x 1.99)

Double glazed window to radiator, power points

## Bathroom

Panel enclosed bath, wash hand basin, double glazed window to side

## Seperate WC

Low level wc, double glazed window to side

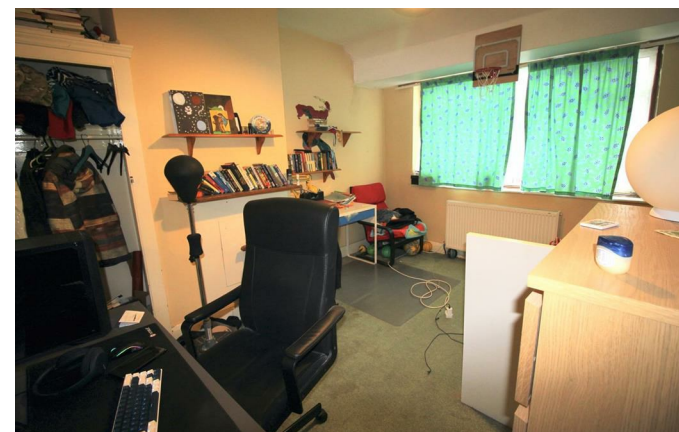
## Outside

### Front

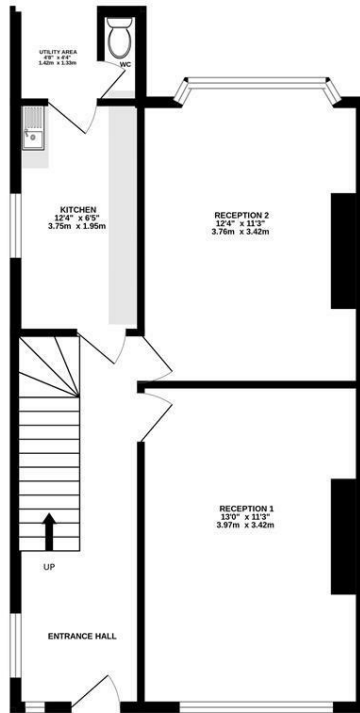
Garden area enclosed by brick wall, gated shared drive to side leading to

### Rear

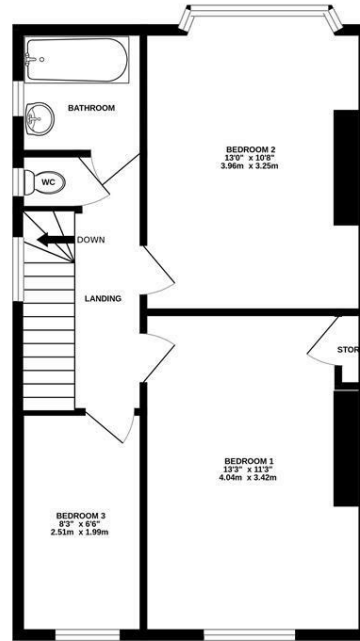
Lawned area enclosed by fencing



**GROUND FLOOR**  
544 sq.ft. (50.5 sq.m.) approx.

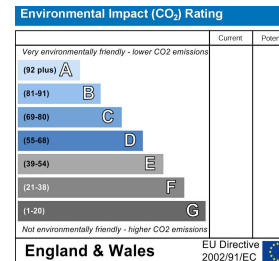
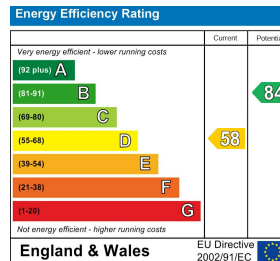


**1ST FLOOR**  
544 sq.ft. (50.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with Metropix ©2022



55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk