

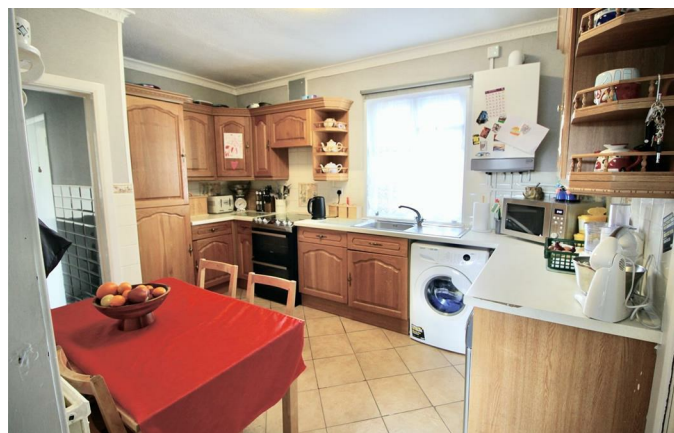


47 Carlyle Avenue, Southall, UB1 2BH  
£485,000

**EVANS**  
& COMPANY

# Carlyle Avenue Southall

- 4 Bedroom House
- Double Glazed
- Gas Central Heating (Not Tested)
- Off Street parking
- Private Rear Garden



Welcome to Carlyle Avenue, Southall - a charming location that could be the perfect setting for your new home! This mid-terrace house boasts 4 bedrooms, ideal for a growing family or those in need of extra space. The property features 1 reception room, providing a cosy area to relax and entertain guests.

With double glazed windows and gas central heating, this house offers modern comforts to keep you warm during the British winters. The convenience of off-street parking for 2 cars ensures you'll never have to worry about finding a parking spot after a long day.

Situated within walking distance of Southall Broadway, you'll have easy access to a variety of shops, restaurants, and amenities. Whether you're looking to explore the local culture or simply run errands, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this 4-bedroom terraced house your new home sweet home in Southall. Book a viewing today and envision the possibilities that await you in this lovely property on Carlyle Avenue.

### Covered Entrance

Double glazed front door to

### Entrance Hall

Stairs to first floor, double glazed window to front, radiator, door to

### Lounge

12'3" x 11'9" (3.75 x 3.60)

Double glaze double doors to rear garden, radiator, TV point, coal effect feature fireplace with granite base and surround, PowerPoint.

### Kitchen

13'3" x 9'6" (4.06 x 2.92)

Range of Oak panel eye and base level storage units, integrated fridge freezer, gas cooker point, single drainer stainless steel sink unit with mixer taps, space and plumbing

for washing machine and dishwasher, Power Point, tiled walls, tiled floors, radiator, double glazed window to front, Door to

### Inner Hall

Tiled floor, half tiled walls, built-in cupboard, door to side access

### Bathroom

White suite comprising Freestanding bath with chrome mixer taps and shower attachment, pedestal wash and basin, low-level WC, fully tiled walls, chrome heated towel rail, double glazed window to rear.

### Stairs to first floor landing

Double glazed window to front, stairs to second floor landing, doors to

### Bedroom 1

13'6" x 9'0" (4.11m x 2.74m)

Double glazed window to rear, radiator, PowerPoint.

### Bedroom 2

12'0" x 9'6" (3.66 x 2.90)

Double glazed window to front, laminate floor, radiator, PowerPoint.

### Bedroom 3

14'9" x 8'0" (4.50m x 2.44m)

Double glazed window to rear, laminate floor, built in wardrobe, radiator, PowerPoint.

### Stairs to Second Floor Landing

Door to

### Bedroom 4

Double glazed skylight to front and rear, Access door to eaves

### Outside

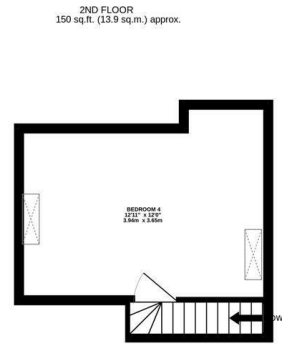
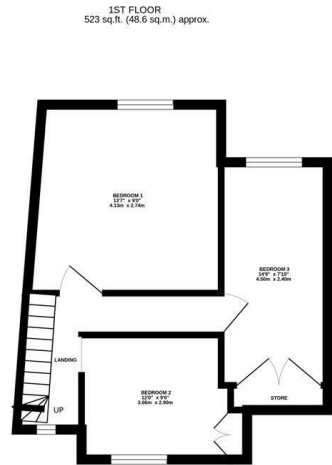
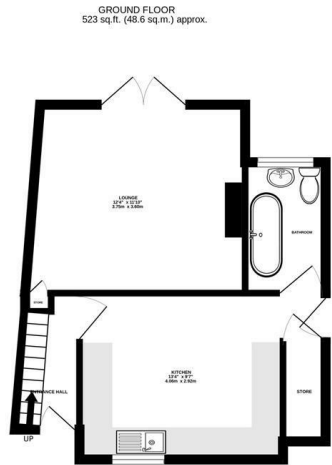
#### Front

Off street parking provided for 2/3 cars, side access to

#### Rear

Concrete patio area leading to lawn area with flower and shrub border, paved pathway leading to rear paved patio area, fully enclosed by panel fencing





**TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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