



Fulwell Court, 10 Baird Avenue, Southall, UB1 3NB

£400,000

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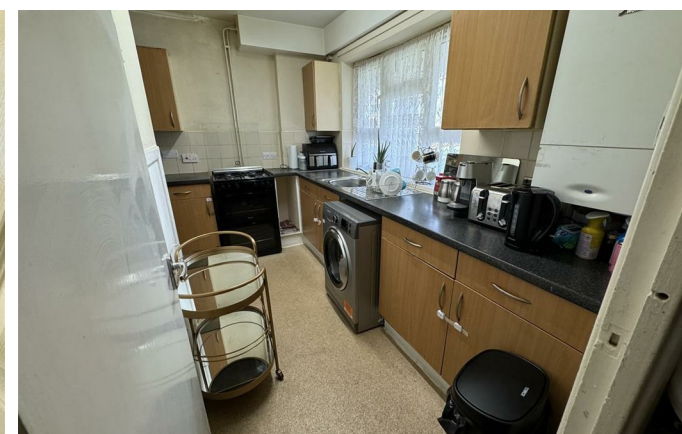
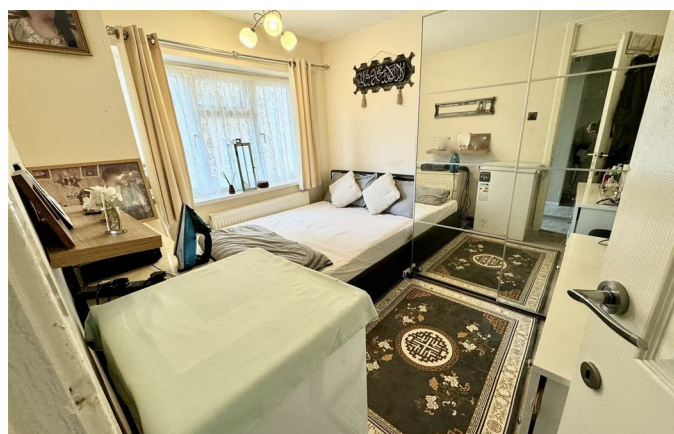
Baird Avenue Southall

- Split Level Maisonette
- 3 Double Bedrooms
- Double Glazed
- Gas Central Heating
- Private Rear Garden
- Walking Distance of Local Schools
- 122 Year Lease

This spacious maisonette boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three double bedrooms, there's plenty of space for everyone to enjoy.

Benefits include double-glazed windows, gas central heating system will keep you warm and comfortable during the colder months, creating a cosy ambiance throughout with the property also benefitting from 122 year lease.

Step outside into your very own private rear garden, a rare find in a property of this type. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space offers endless possibilities for relaxation and recreation.



Covered Entrance

Front door to

Entrance Hall

Stairs to first floor, laminate flooring, radiator, doors to

Kitchen

11'6" x 8'9" (3.53 x 2.67)

Range of eye and base level storage unit, roll edge, work surfaces, gas cooker point, space for fridge, freezer, space and plumbing for washing machine, tiled, splash backs, PowerPoint, double glazed window to front.

Lounge

16'7" x 12'10" (5.06 x 3.92)

Double glazed windows and door to rear garden, laminate floor, radiator, power points.

Stairs to first floor

Storage cupboard, doors to

Bedroom 1

12'10" x 8'11" (3.93 x 2.72)

Double glazed Window to front, radiator, built in cupboard, PowerPoint.

Bedroom 2

10'2" x 8'11" (3.12 x 2.72)

Double blade window to rear, radiator, PowerPoint, building cupboard.

Bedroom 3

9'10" x 7'5" (3.02 x 2.27)

Double Glazed window to rear, radiator, PowerPoint.

Bathroom

Panel, enclosed bath with mixer, taps, and shower attachment, wash hand basin, fully tiled walls, double glazed windows to front, radiator

WC

WC,, Radiator, double glazed window to front

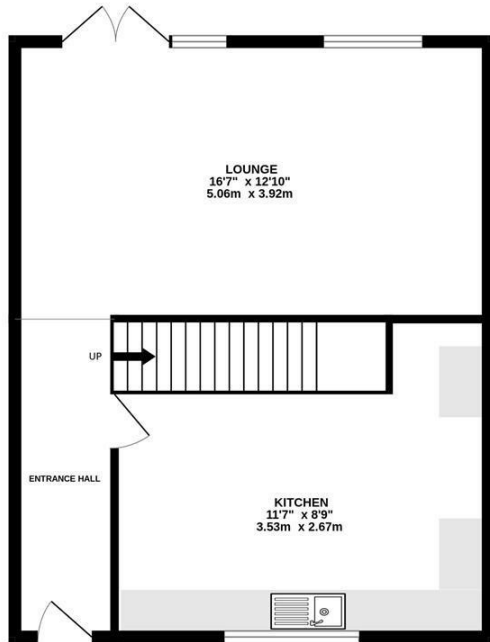
Outside

Rear

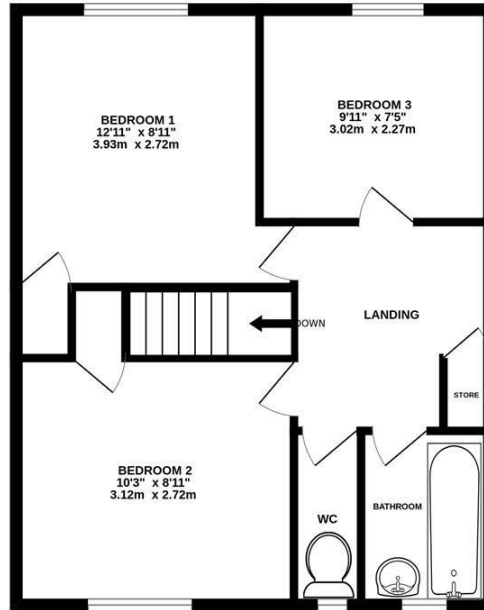
Paved patio area leading to lawn area, rear graveled area with hard understanding for shed.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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			
(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	EU Directive 2002/91/EC	79	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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