



Parkfields

Estates



Carlyle Avenue , Southall, UB1 2BJ

Nestled in the sought-after area of Carlyle Avenue, Southall, this charming end-terrace house presents an exceptional opportunity for families seeking a spacious and well-maintained home. Boasting five generously sized bedrooms, this property is perfect for a growing family, offering ample room for everyone to enjoy their own space.

The house features two inviting reception rooms, providing versatile areas for relaxation and entertainment. The layout is designed to accommodate modern family living, ensuring comfort and convenience. With two bathrooms, morning routines will be a breeze, alleviating the usual congestion often found in family homes.

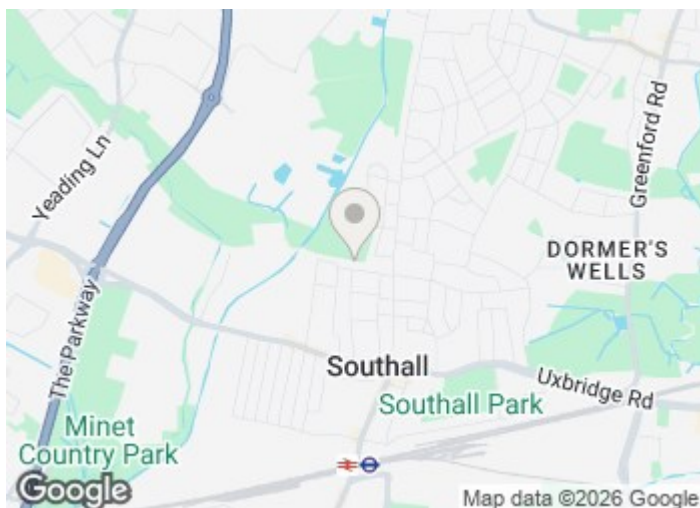
Set on a very spacious corner plot, the property benefits from parking for several cars, a rare find in this popular location. The potential for a loft conversion, currently utilised as a store room, offers an exciting opportunity to further enhance the living space, subject to planning permission. Additionally, there is scope to extend the property, allowing for even more flexibility to suit your family's needs.

Offers In The Region Of £725,000

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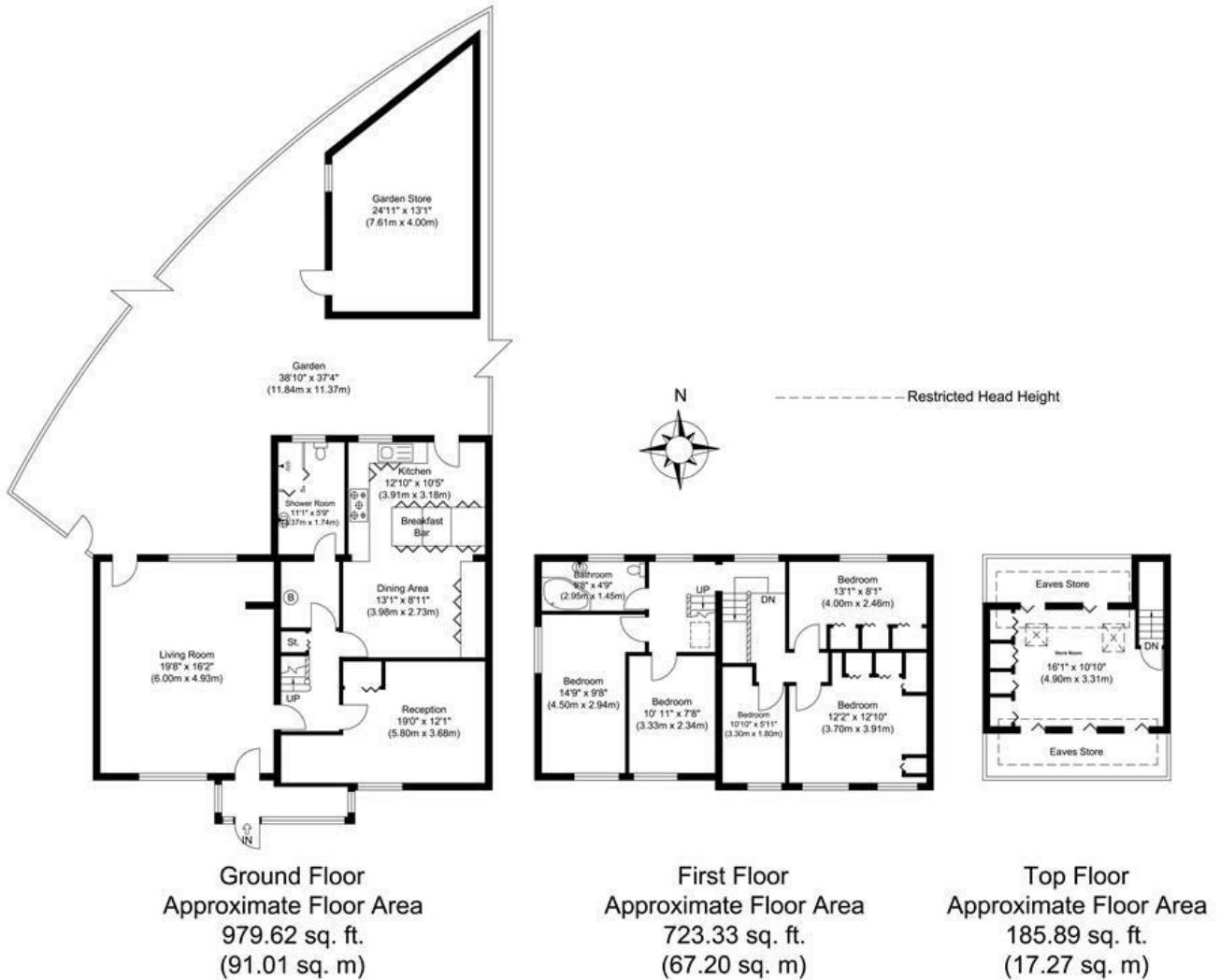
- CORNER PLOT
- EASY ACCESS TO SOUTHALL BROADWAY / ELIZABETH LINE
- SCOPE FOR FURTHER DEVELOPMENT (SSTC)
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- FIVE BEDROOMS
- NO CHAIN
- MODERN KITCHEN
- TWO BATHROOMS



Directions



Floor Plan



Total Gross Internal Area (Including Garden Store)
2147.40 sq. ft.
(199.50 sq. m)

Total Gross Internal Area (Excluding Garden Store)
1888.85 sq. ft.
(175.48 sq. m)

Carlyle Avenue, Southall, UB1

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 firm's 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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81