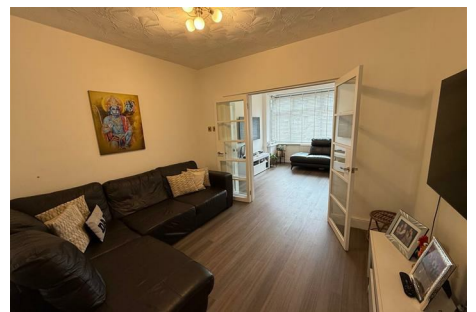




# Parkfields

Estates



## Evelyn Grove , Southall, UB1 2BT

Nestled in the charming Evelyn Grove, Southall, this immaculate mid-terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts a generous reception room, providing a welcoming area for relaxation and entertaining guests.

The house has been thoughtfully extended, ensuring ample living space throughout. The two modern bathrooms add to the convenience, making morning routines a breeze for busy households.

One of the standout features of this property is the spacious garden store, which benefits from rear access, providing additional storage solutions or potential for a workshop. The outdoor space is perfect for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day.

Location is key, and this home is within walking distance to local schools and amenities, making it an excellent choice for families. The vibrant community of Southall offers a variety of shops, parks, and recreational

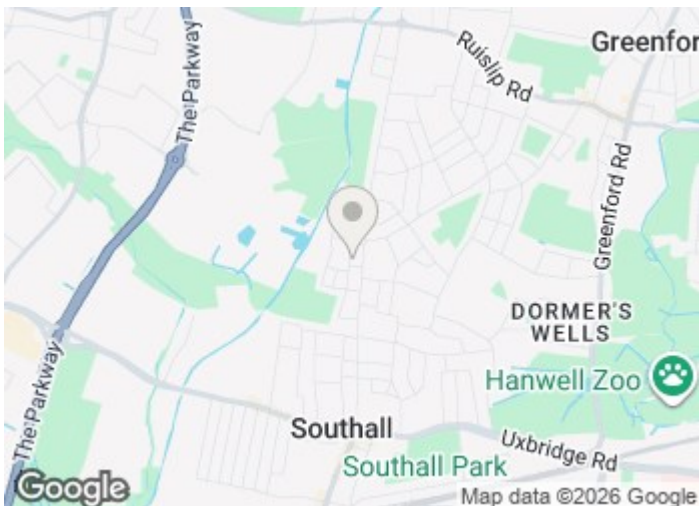
Offers In The Region Of £585,000

# 114 Evelyn Grove

, Southall, UB1 2BT



- SPACIOUS EXTENDED MID TERRACE
- IMMACULATE CONDITION THROUGHOUT
- EASY ACCESS TO LADY MARGARET ROAD
- 3 BEDROOMS
- OFF STREET PARKING
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- MODERN FITTED KITCHEN
- SPACIOUS GARDEN STORE WITH REAR ACCESS



Directions





Floor Plan



Total Gross Internal Area (Including Garden Store)  
1132.68 sq. ft.  
(105.23 sq. m)

Total Gross Internal Area (Excluding Garden Store)  
913.74 sq. ft.  
(84.89 sq. m)

Evelyn Grove, 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 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	73	81
(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		