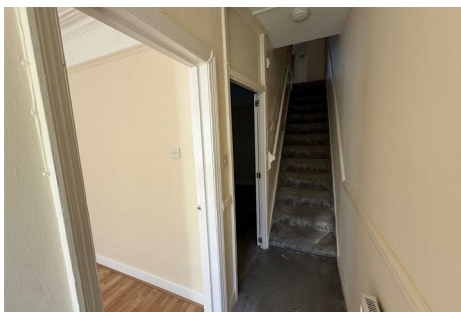




Parkfields

Estates



Mount Avenue , Southall, UB1 2LH

Nestled in the cul-de-sac of Mount Avenue, Southall, this charming three-bedroom house presents an excellent opportunity for families and investors alike. With no onward chain, you can move in without delay and start enjoying your new home right away.

The property is ideally located within walking distance of Dormers Wells High School, making it a perfect choice for families with school-aged children. The surrounding area offers a peaceful environment, while still being conveniently close to local amenities and transport links.

This house boasts ample living space, providing a comfortable setting for both relaxation and entertaining. Additionally, there is significant potential for expansion, subject to planning permission, allowing you to tailor the property to your specific needs and preferences.

Asking Price £499,950

15 Mount Avenue

, Southall, UB1 2LH



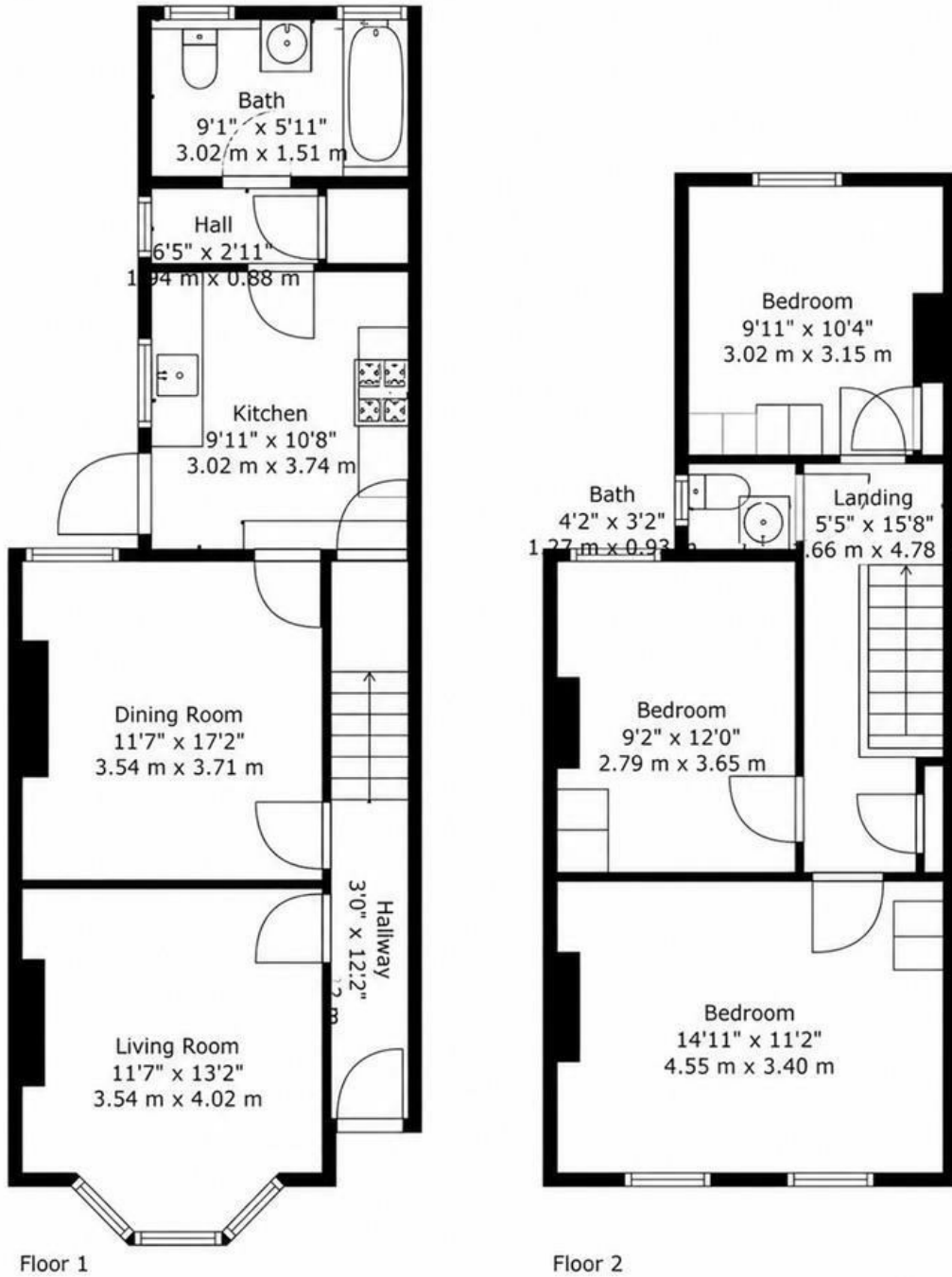
- SPACIOUS MID TERRACE
- KITCHEN
- CUL DE SAC LOCATION
- THREE BEDROOMS
- BATHROOM / WC
- EASY ACCESS TO DORMERS WELLS HIGH SCHOOL
- TWO RECEPTIONS
- SCOPE TO EXTEND (STPP)
- NO CHAIN



Directions



Floor Plan



TOTAL: 1056 sq, ft, 98 m2
FLOOR 1: 563 sq, ft, 52 m2, FLOOR 2: 493 sq, ft, 46 m2
EXCLUDED AREAS: WALLS: 62 sq, ft, 7 m2

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		86
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	