

Alexandra Avenue

Southall • Middlesex • UB1 2AN

Guide Price: £625,000



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A five bedroom, terraced house situated on Alexandra Avenue, a popular residential road in Southall situated just off Uxbridge Road which provides easy access to the A40 and Southall Broadway. There are also ample bus links available to Greenford, Ealing, & Uxbridge within a moments walk and the Elizabeth Line, sufficient local amenities, highly regarded local schools and NHS Ealing Hospital. The property comprises 24ft main reception room, 15ft kitchen, 14ft second reception, utility room and shower room. The first floor comprises 14ft first bedroom with fitted wardrobes, 11ft second bedroom, 10ft third bedroom and main bathroom. The second floor comprises 17ft main bedroom, 11ft fifth bedroom and shower room. Outside, there is ample on street parking and private rear garden.

Five bedroom house

Mid-terraced

Extended

Great transport links

24ft main reception room

15ft kitchen

14ft main bedroom with fitted wardrobes

17ft fourth bedroom

Three bedrooms

Private rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A five bedroom mid terraced property that has been extended and updated by the current owners. The property comprises porch and, hallway with doors leading to the 24ft reception room, 15ft kitchen, shower room and a further 14ft reception room leading to the utility room. To the first floor there is the 14ft main bedroom with fitted wardrobes, 11ft second bedroom, 10ft third bedroom and family bathroom. To the second floor, there is the 17ft fourth bedroom, 11ft fifth bedroom and shower room.

Outside

To the front of the property there is ample on street parking whilst the private rear garden has been mainly laid to lawn with a pathway leading to the rear garage at the end of the garden.

Location

Alexandra Avenue is a popular residential road in Southall situated just off Uxbridge Road which provides easy access to the A40 and Southall Broadway. There are also ample bus links available to Greenford, Ealing & Uxbridge within a moments walk, sufficient local amenities and NHS Ealing Hospital. For those commuting to The City, Southall Station (Elizabeth Line) can be found within 0.4 mile. Nearby, there are several highly regarded, reputable schools such as Villiers High School are also within walking distance.



Schools:

Dormers Wells Primary School 0.8 miles
Villiers High School 0.4 miles
The Sybil Elgar School 0.9 miles



Train:

Southall Station 0.5 miles
Hanwell Station 1.8 miles
Hayes and Harlington Station 1.9 miles



Car:

M4, A40, M25, M40



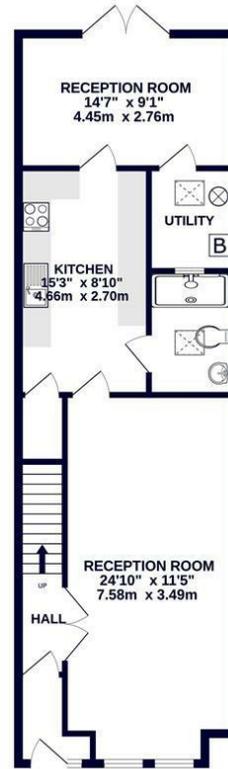
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



2ND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 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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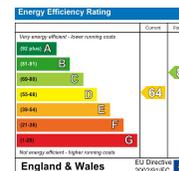


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