



**Burns Avenue, Southall, UB1 2LS**

**£605,000**

An extended three bedroom terraced house situated in this popular residential location. The accommodation comprised, on the ground floor, through lounge, kitchen, shower room and store room, on the first floor three bedrooms and bathroom with separate w/c, outside over 100ft rear garden with potential to extend (stpp) and front garden block paved providing off street parking.

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### Storm Porch

Laminate flooring, double glazed door to...

### Entrance Hallway

Radiator, laminate flooring, understairs storage.

### Through Lounge

Two radiator, French doors to fitted kitchen.

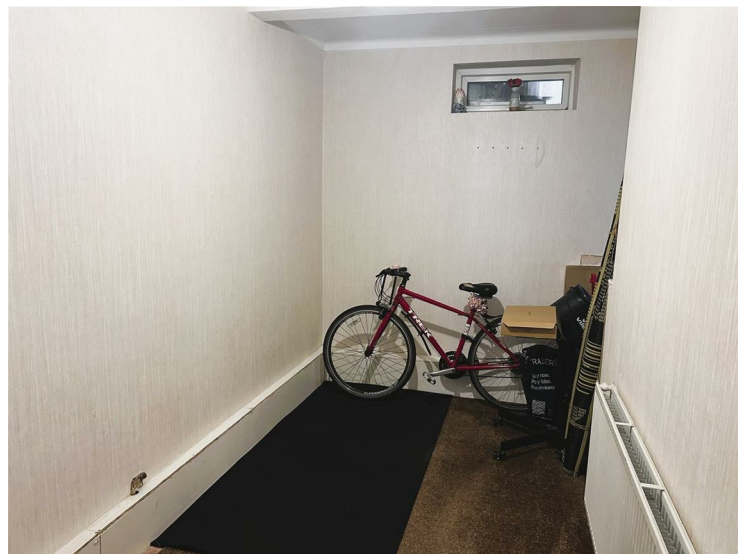


### Fitted Kitchen



Single drainer sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, built-in hob, oven and extractor hood, plumbing for washing machine, "Worcester" boiler, tiled flooring, skylight window, door to garden and door to...

### Storage Room



Radiator.

### Shower Room / WC



Shower cubicle with wall mounted shower unit, hand wash basin, low level w/c, extractor fan, fully tiled walls and flooring.

### First Floor Landing

Access to loft space.



### Bedroom One



Rear aspect double glazed window, radiator.

### Bedroom Two



Front aspect double glazed window, radiator.

### Bedroom Three



Radiator.

### Bathroom



Panel enclosed bath with mixer tap, pedestal wash hand basin, radiator, fully tiled walls and flooring.



## Separate W/C



Low level w/c, tiled flooring, tiled walls.

## Outside

### Rear Garden



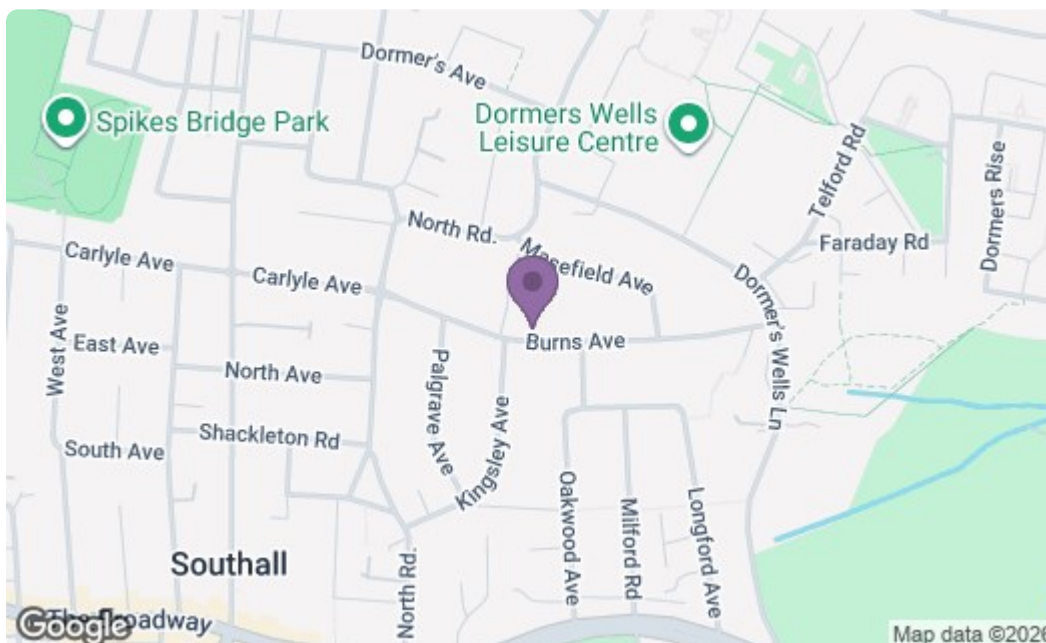
Approx 100ft. Laid to lawn area with flower beds, concrete paved area, timber shed, tap.



### Front Garden

Block paved providing off street parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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