

# Orchard Avenue

Southall • • UB1 1LQ  
Offers In Excess Of: £550,000



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# Orchard Avenue

Southall • • UB1 1LQ

A three bedroom terraced house situated on Orchard Avenue. A popular residential road in Southall just a short distance from Southall Station, offering excellent transport links such as the Elizabeth line leading to central London and just a short walk away to a number of local amenities. The property comprises 13ft living room, 15ft dining room, 14ft kitchen and shower room. To the first floor you will find the 15ft main bedroom with fitted wardrobes, 8ft second bedroom, 8ft third bedroom with fitted wardrobes and family bathroom. Outside there is a South facing patio laid private rear garden creating a low maintenance feel. At the back of the garden you will find the 15ft Outbuilding with heating and electricity.

Three bedroom house

Terraced

Conveniently located

Great transport links

Downstairs shower room

15ft dining room

14ft kitchen

15ft main bedroom with fitted wardrobes

15ft Outbuilding

South facing 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.







Schools:



Train:



Car:

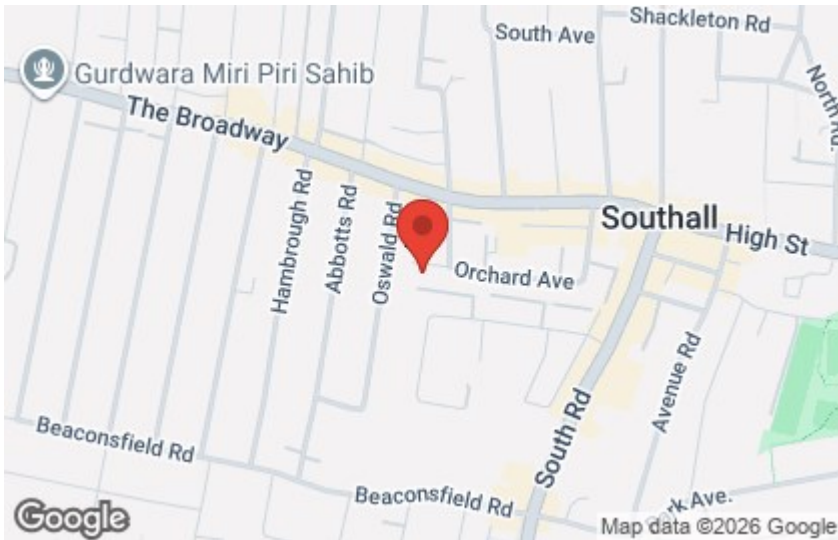
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



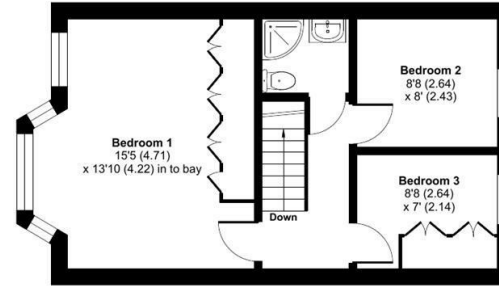
## Orchard Avenue, Southall, UB1

Approximate Area = 1086 sq ft / 100.8 sq m

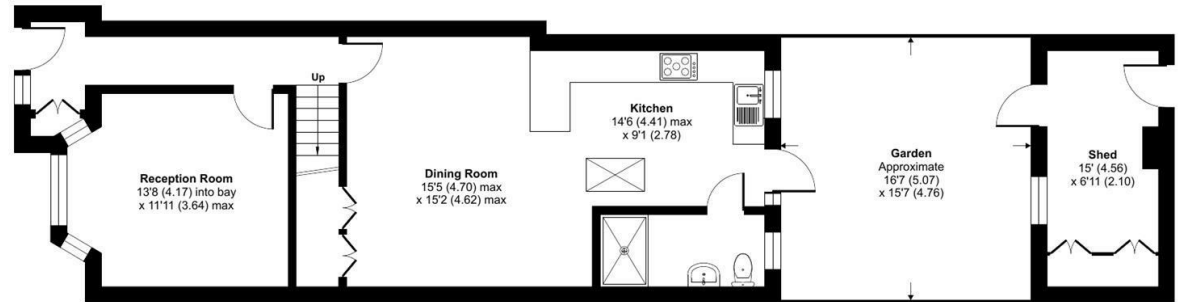
Outbuilding = 100 sq ft / 9.2 sq m

Total = 1186 sq ft / 110 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Coopers. REF: 1415640

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient	F		
Very energy inefficient - higher running costs	G		
		86	66
England & Wales		83 (December 2022/9/18°C)	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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