

ALLDAY
& MILLER

Church Avenue, Southall, UB2 4DH
£685,000

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- Four-bedroom semi-detached family home
- Approximately 1,543 sq ft accommodation
- Spacious open-plan kitchen/dining/family room
- Separate reception room
- Large 19'4" x 9'10" garden store
- Three bathrooms
- Arranged over three floors
- Generous fourth bedroom with en-suite bathroom
- Good-sized rear garden
- Close to Southall Station & Elizabeth line

Description

A substantial four-bedroom, three-bathroom semi-detached family home arranged over three floors and offering approximately 1,543 sq ft of versatile living accommodation.

The ground floor provides a spacious reception room, downstairs bathroom and impressive open-plan kitchen/dining/family room. The first floor offers three bedrooms and a family bathroom, while the second floor features a generous fourth bedroom with its own bathroom. Externally, there is a good-sized rear garden and a substantial garden store providing excellent additional storage. The property offers flexible accommodation ideally suited to modern family living. With generous proportions throughout and four bedrooms spread over three floors, this is a particularly versatile home. Early viewing is highly recommended.

Situation

Church Avenue is situated in a convenient residential location in Southall, offering easy access to a range of local amenities and transport links. Southall Broadway is nearby, providing a wide selection of shops, supermarkets, cafés and restaurants, while Southall Station offers Elizabeth line services with connections towards central London and Heathrow. The area also benefits from a good choice of schools and local parks, with convenient road links including the A4 and M4 providing access across West London and beyond.



Church Avenue, UB2

Approximate Area = 1543 sq ft / 143.4 sq m
 Garden Store = 194 sq ft / 18.0 sq m
 Total = 1737 sq ft / 161.4 sq m
 (Excluding Eaves Storage)
 For identification only - Not to scale

Ground Floor

- Garden Store: 5.90 x 3.00 (19'4" x 9'10")
- Garden: 6.52 x 6.05 (21'5" x 19'10")
- Kitchen / Dining / Family Room: 6.86 x 5.02 (22'6" x 16'6")
- Reception Room: 5.23 max x 3.25 max (17'2" x 10'8")
- Front Entrance: 6.05 x 2.20 (19'10" x 7'3")

First Floor

- Bedroom 1: 5.23 max x 3.25 max (17'2" x 10'8")
- Bedroom 2: 4.20 max x 3.25 max (13'9" x 10'8")
- Bedroom 3: 2.95 max x 1.77 max (9'8" x 5'10")

Second Floor

- Bedroom 4: 5.78 x 2.81 (19'0" x 9'3")
- Eaves Storage

North Arrow: N

A map of the Southall area in London, showing the location of the Guru Nanak Road Gurdwara - Sri Guru... marked with a green pin. The map includes roads like The Green, Western Rd, King St, Hammond Rd, Norwood Rd, Merrick Rd, Montague Rd, Regina Rd, and Adelaide Rd. A red dot marks Southall station.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		87		<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

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