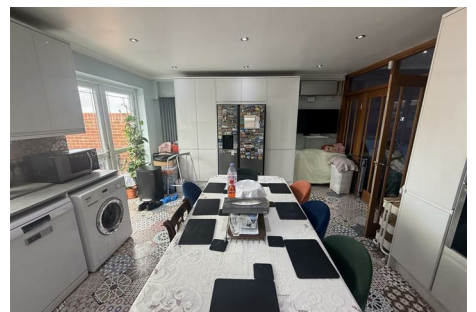




Parkfields

Estates



Burns Avenue , Southall, UB1 2LU

Nestled on the charming Burns Avenue in Southall, this stunning end-terraced house, built between 1930 and 1939, offers a perfect blend of classic charm and modern convenience. With four generously sized bedrooms, this immaculate property is ideal for families seeking both space and comfort.

As you enter, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The spacious kitchen diner is a true highlight, providing an excellent space for family gatherings and entertaining guests. The property has been thoughtfully extended, ensuring that every corner is utilised to its fullest potential.

One of the standout features of this home is the air conditioning system, which ensures a comfortable atmosphere throughout the year. The two well-appointed bathrooms add to the convenience, making morning routines a breeze for busy households.

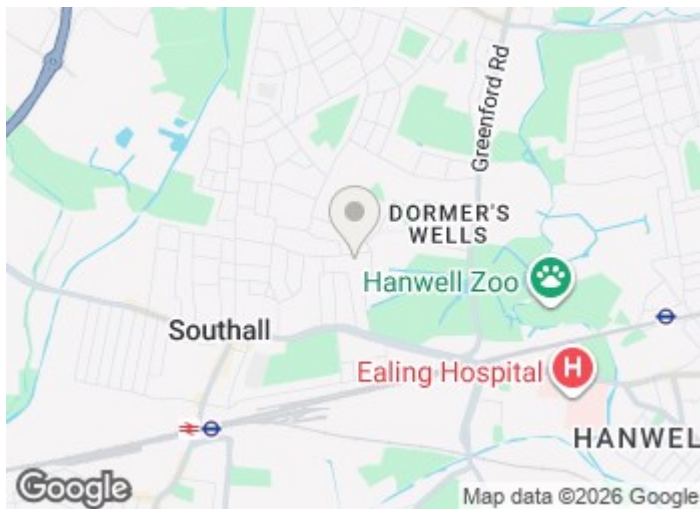
Offers In The Region Of £679,950

128 Burns Avenue

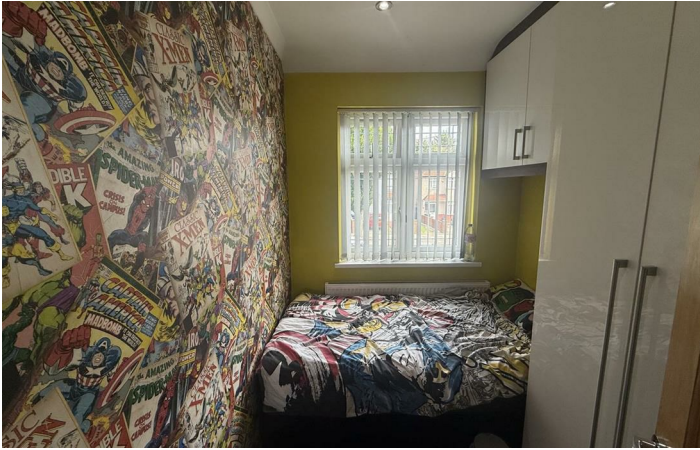
, Southall, UB1 2LU



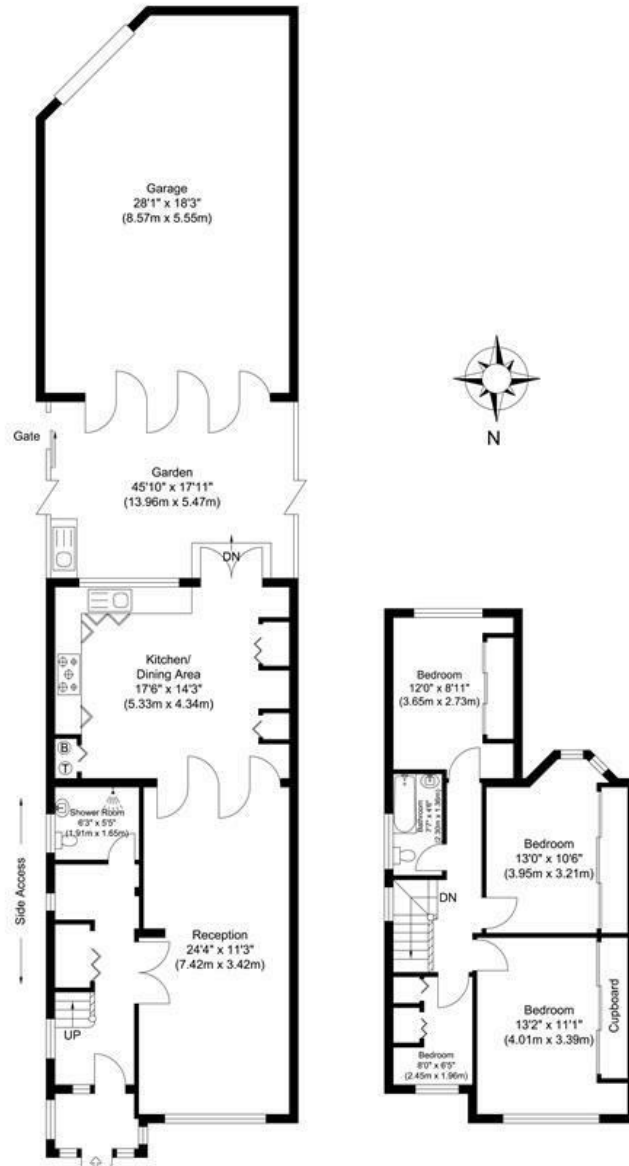
- IMMACULATELY PRESENTED THROUGHOUT
- HUGHYL SOUGHT AFTER RESIDENTIAL ROAD
- MODERN FAMILY BATHROOM & SEPERATE WET ROOM
- A SHORT WALK TO LOCAL AMENITIES, TRANSPORT LINKS & SCHOOLS
- SPACIOUS END TERRACE FAMILY HOME
- BRIGHT & AIRY OPEN-PLAN LIVING SPACE
- EXCEPTIONAL GARAGE AND STORAGE FACILITIES
- FOUR GENEROUS DOUBLE BEDROOMS
- AMPLE OFF-STREET PARKING
- READY TO MOVE STRAIGHT INTO



Directions



Floor Plan



Ground Floor
 Approximate Floor Area
 700.83 sq. ft.
 (65.11 sq. m)

First Floor
 Approximate Floor Area
 533.24 sq. ft.
 (49.54 sq. m)

Total Gross Internal Area (Including Garage)
 1715.22 sq. ft.
 (159.35 sq. m)

Total Gross Internal Area (Excluding Garage)
 1234.08 sq. ft.
 (114.65 sq. m)

Burns Avenue, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	