

Rolfe East



Blackmore Avenue, Southall/Hanwell borders, UB1 3ES

£475,000 Freehold

- Chain free sale
- Two bedrooms
- Upstairs bathroom
- Front and rear gardens
- Freehold house
- Just 0.6m from Hanwell station (Elizabeth Line)
- Spacious kitchen/diner
- Cul-de-sac

A lovely two bedroom freehold terrace house brought to the market and sold without any onward chain and situated in a quiet cul de sac on the borders of Hanwell. The property offers a bright reception room, a well equipped kitchen/breakfast room with doors leading to a private garden with shed. Upstairs, there are two bedrooms, a fully tiled family bathroom and loft storage space.

Blackmore Avenue is ideally located for Ealing Hospital, Hanwell station (with Elizabeth Line) and the local amenities of Hanwell Broadway. The A4020 Uxbridge Road gives superb connections to the surrounding areas including Ealing Broadway, Boston Manor, Northfields, Greenford and Southall. Hanwell Zoo (Bunny Park) and the River Brent are just a short distance away too.

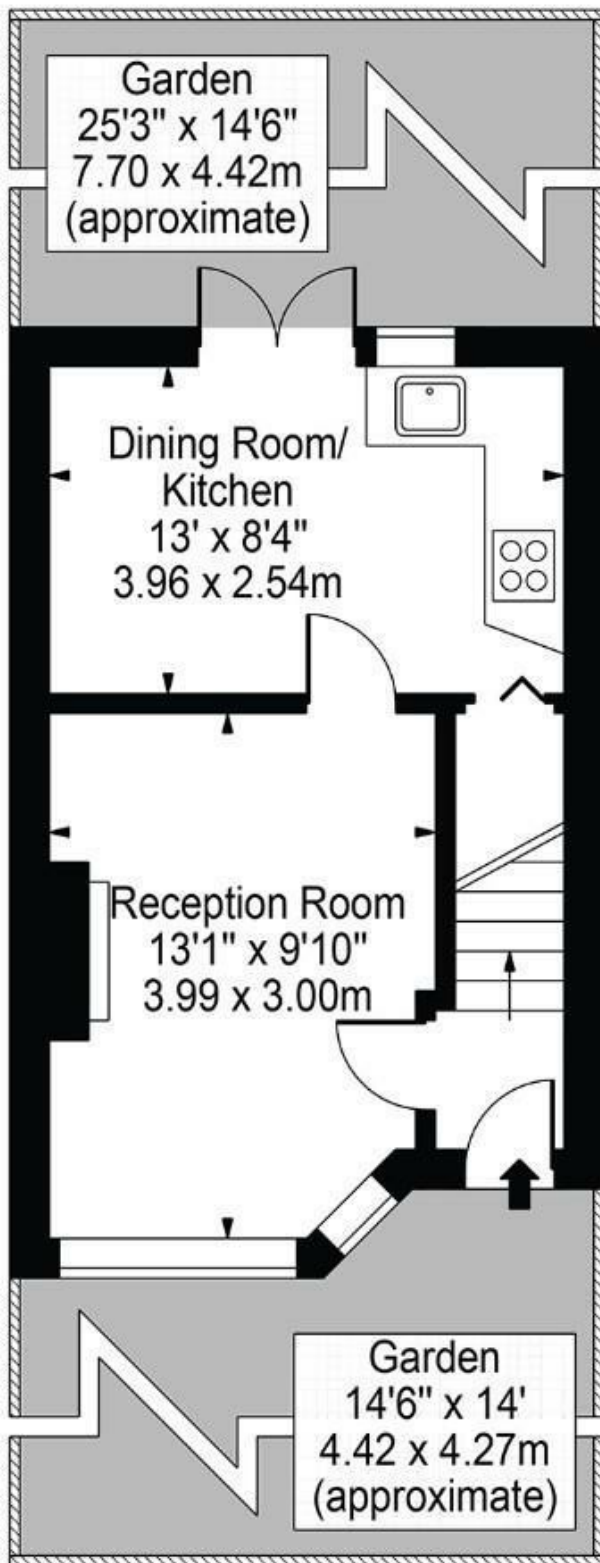


Council Tax Band: C C

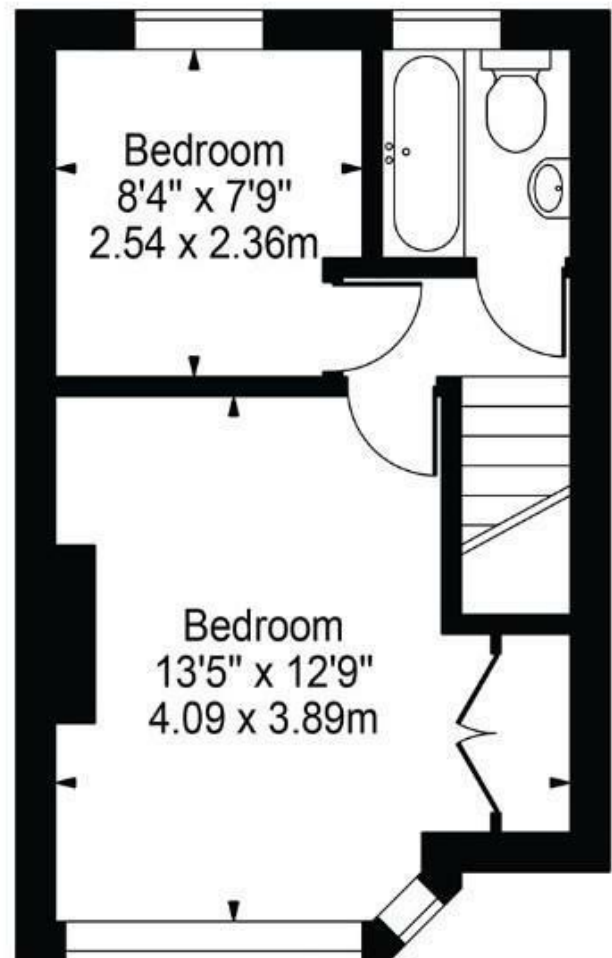


Blackmore Avenue, UB1

Approx. Gross Internal Area 551 Sq Ft - 51.19 Sq M



Ground Floor




First Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

EPC RATING: C