



Parkfields

Estates



Park Avenue , Southall, UB1 3AL

Nestled on the charming Park Avenue in Southall, this delightful mid-terrace house, built between 1930 and 1939, offers a perfect blend of classic character and modern convenience. With four spacious bedrooms, this property is ideal for families seeking comfort and space.

Upon entering, you are welcomed into a well-proportioned reception room that exudes warmth and charm, providing an inviting space for relaxation and entertaining. The modern kitchen is a highlight of the home, featuring contemporary fittings that make cooking a pleasure. The layout is thoughtfully designed, ensuring that the flow between the living areas is both functional and appealing.

This property boasts two bathrooms, including a convenient downstairs shower room, which is particularly useful for busy mornings or when hosting guests. The additional upstairs bathroom ensures that there is ample space for everyone in the household.

Offers In The Region Of £585,000

177 Park Avenue

, Southall, UB1 3AL



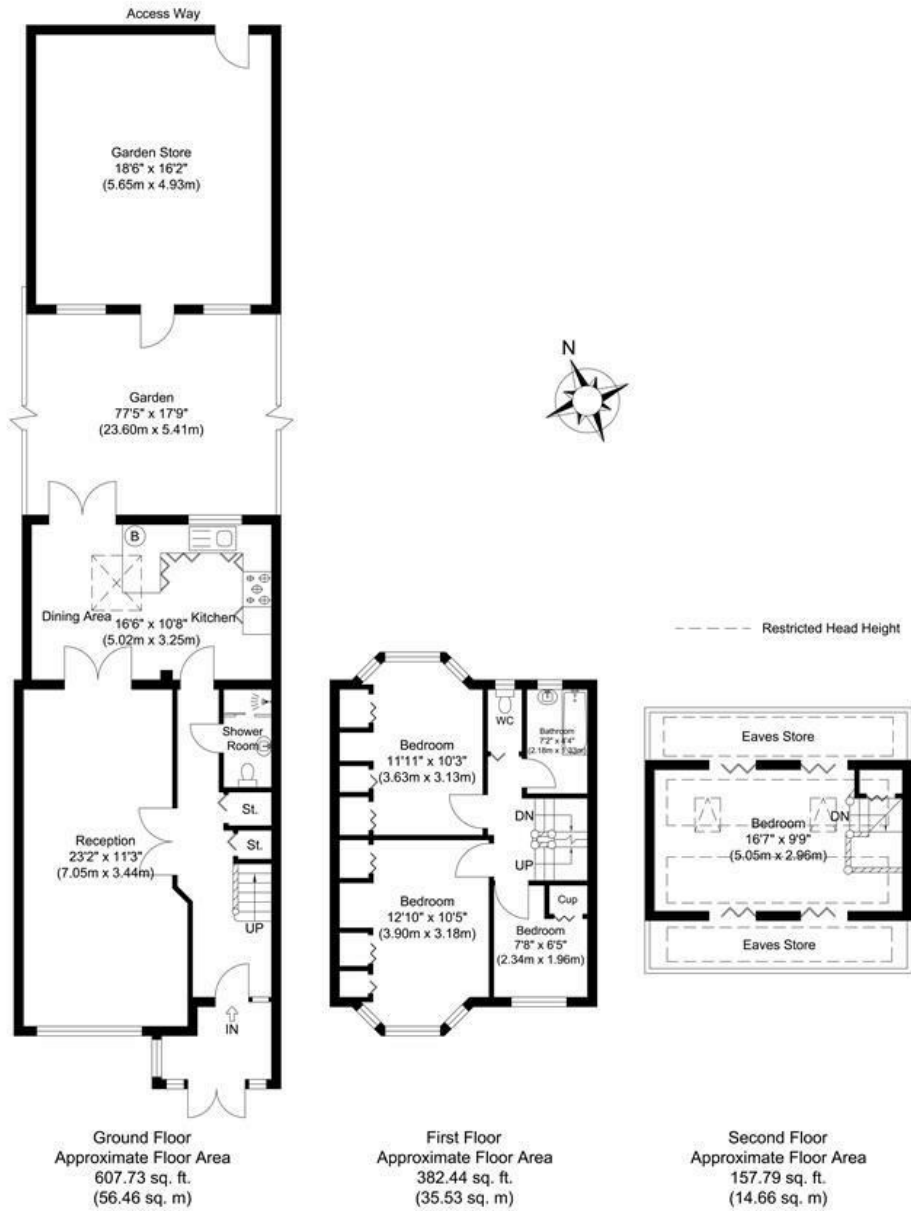
- 4 BED TERRACED
- OFF STREET PARKING
- FOUR BEDROOMS
- EXTENDED
- PRIVATE FRONT AND REAR GARDENS
- TWO BATHROOMS
- MODERN KITCHEN
- WALKING DISTANCE FROM LOCAL AMENITIES, SCHOOLS AND SOUTHAL ELIZABETH LINE
- EPC RATING C



Directions



Floor Plan



Total Gross Internal Area (Including Garden Store)
 1447.74 sq. ft.
 (134.50 sq. m)

Total Gross Internal Area (Excluding Garden Store)
 1147.97 sq. ft.
 (106.65 sq. m)

Park 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	71	76
(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	