

Offers in the region of £ 750,000 Freehold Greenford Avenue, Southall, Middlesex, UB1 2AA



SUBSTANTIAL 4 / 5 BED END OF TERRACE LOCATED IN THE HEART OF SOUTHALL, WALKING DISTANCE TO ELIZEBETH LINE & AMENITIES.

Comprises: 1/ 2 RECEPTIONS, 2 BATHROOMS, LARGE EXTENDED FITTED KITCHEN, INTEGRAL GARAGE, OFF STREET PARKING, REAR GARDEN & SHED.

**IDEAL FOR THE GROWING FAMILY
INTEGRAL GARAGE & PARKING
NO CHAIN**



SALES LETTINGS MORTGAGES

Tel: 020 8571 4144

81 Western Road Southall Middlesex UB2 5HH email: info@poonamestates.co.uk Web: www.poonam-estates.com



WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE PARTICULARS CONTAINED HEREIN ARE CORRECT, NO GUARANTEE TO THEIR ABSOLUTE IS MADE, NEITHER CAN THEY BE USED OR SAID TO MAKE ANY DEED OR CONTRACT. AS INTERMEDIARIES FOR THE VENDOR WE ARE UNABLE TO VERIFY THE WORKING ORDER OF ANY SERVICES, EQUIPMENT, APPARATUS ETC. VERIFICATION OF THE TENURE SHOULD BE ASCERTAINED VIA SOLICITOR OR LEGAL CONVEYANCER.

GROUND FLOOR

HALLWAY	Radiator. Storage Under Stairs. Tiled flooring.
FRONT RECEPTION	Radiator. Laminate Flooring. French doors to Rear Reception.
REAR RECEPTION	Radiator. Open plan to Diner. Laminated Flooring. Fitted wall unit.
FITTED KITCHEN / DINER	Plumbed for washing Machine. Partially Tiled walls. Tiled flooring. Radiator. Sink unit with mixer taps. Granite worktops. Cooker hood. Mini breakfast bar. Integrated Fridge freezer. Sky light window. Boiler. Door to garden
DINER	Tiled flooring. Radiator. Open plan to Fitted Kitchen.
SHOWER / WC	Tiled flooring. Low Level WC. Hand Basin with Pedestal. Shower Cubicle with tray, shower hose & mixer tap. Extractor fan. Towel radiator.

FIRST FLOOR

LANDING	Radiator. Access to the Loft.
REAR BEDROOM 1	Radiator. Fitted wardrobes.
FRONT BEDROOM 2	Radiator. Fitted wardrobes.
FRONT BEDROOM 3	Radiator. Storage Cupboard. Fitted wardrobes via sliding mirrored doors.
REAR BEDROOM 4	Radiator. Fitted wardrobes.
SEPERATE WC	Low Level WC. Ceramic Tiled Flooring, Fully tiled walls.
BATHROOM	Tiled Floor. Fully tiled walls. Hand Basin. Towel Radiator. Panelled Bath with Mixer Taps & shower hose. Two storage units. Wall mirror & light above.
OUTSIDE	
FRONT GARDEN	Block paved & Off-street parking for two cars.

Greenford Avenue, Southall, Middlesex, UB1 2AA

REAR GARDEN

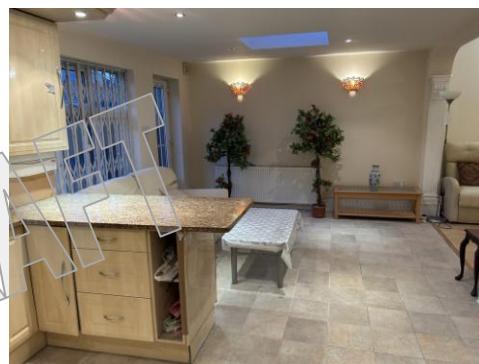
Over 50' Approx. Hose tap. Flower bed. Slab Paved Area. Storage shed. Door to shared driveway.

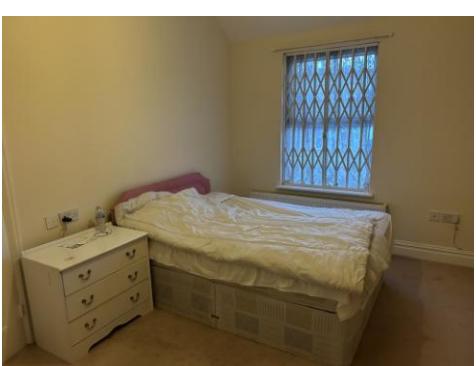
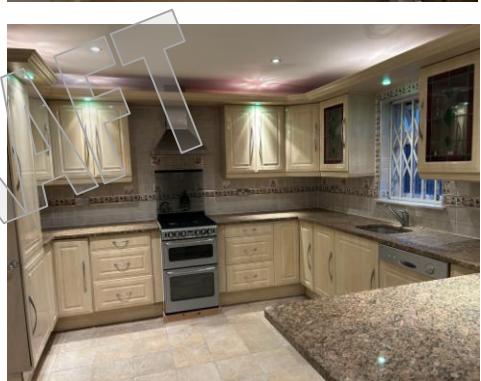
INTEGRAL GARAGE

Concrete flooring. Light & power. Electric shutters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

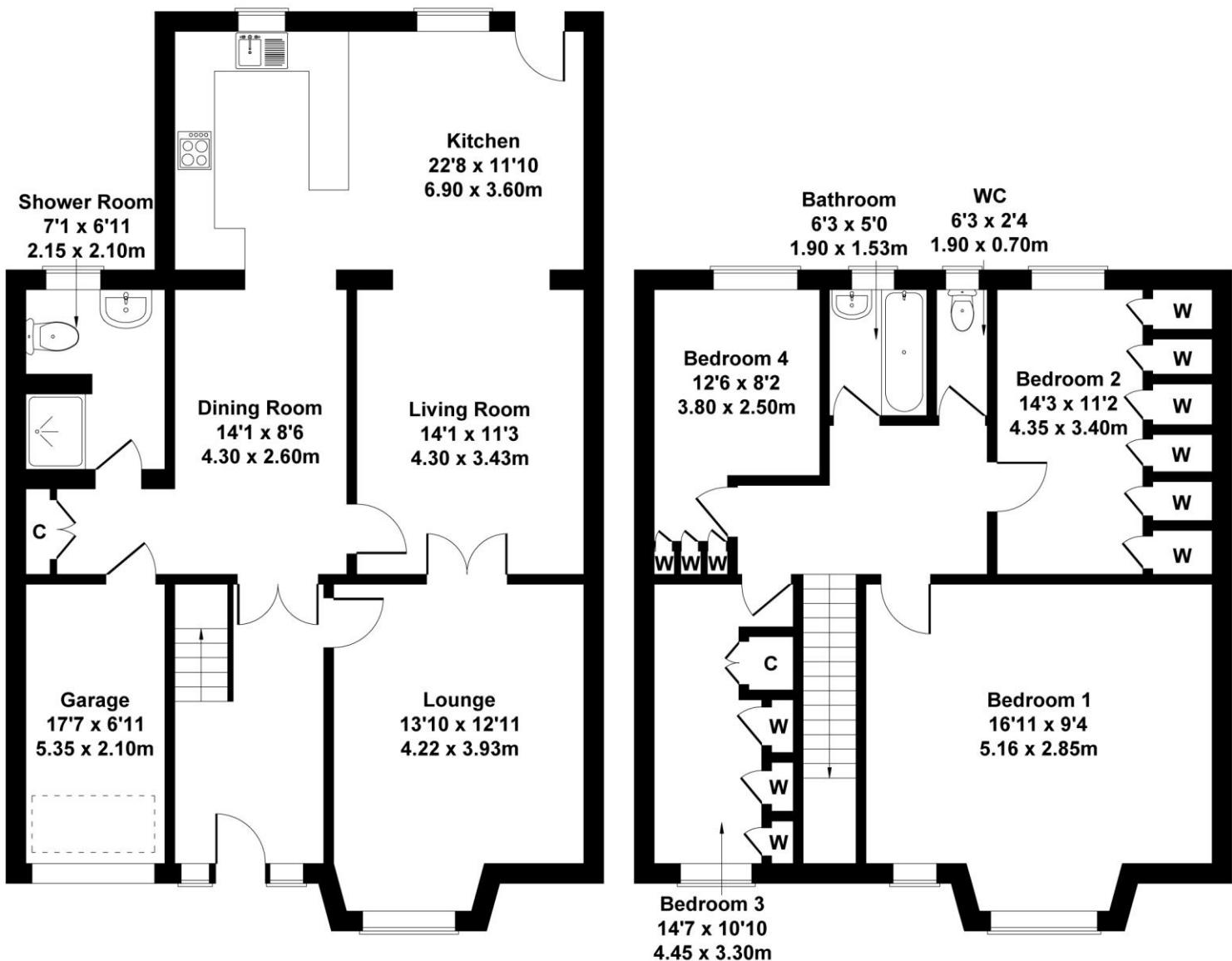
Greenford Avenue, Southall, Middlesex, UB1 2AA





2 , Greenford Ave Southall UB1 2AA

Approximate Gross Internal Area
1862 sq ft - 173 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Please note that it is not our policy to test services or domestic appliances, so we cannot verify that they are all in working order. The purchaser might check for themselves or obtain verification from their solicitor or their surveyor.