



Melbury Avenue, Southall, UB2 4HT

- Four Bedroom Family Home
- Ground-Floor Bedroom with En-Suite
- Large Private Rear Garden
- Air Conditioning to Selected Rooms
- Popular Residential Location
- Spacious Fitted Kitchen
- Additional First-Floor Shower Room
- Excellent Family Living & Entertaining Space
- Versatile Home Office / Study Space
- Viewing Highly Recommended

£1,125,000



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DESCRIPTION

Hunters are delighted to offer to the market this beautifully presented and substantially extended four-bedroom family home, situated on the popular Melbury Avenue in Southall. Offering approximately 1,422 sq ft of spacious and versatile accommodation, the property has been well maintained throughout and provides an excellent layout for modern family living.

The ground floor is particularly impressive, featuring an expansive 35'11" reception room, providing generous space for both living and dining and making it ideal for entertaining. The property further benefits from a spacious fitted kitchen with an extensive range of units, worktop space and integrated appliances.

Also positioned on the ground floor is Bedroom One, which benefits from its own en-suite bathroom, providing excellent flexibility for extended family, guests or multi-generational living.

The first floor comprises three further bedrooms together with a modern shower room. The versatile accommodation provides plenty of options for growing families, with space suitable for home working where required.

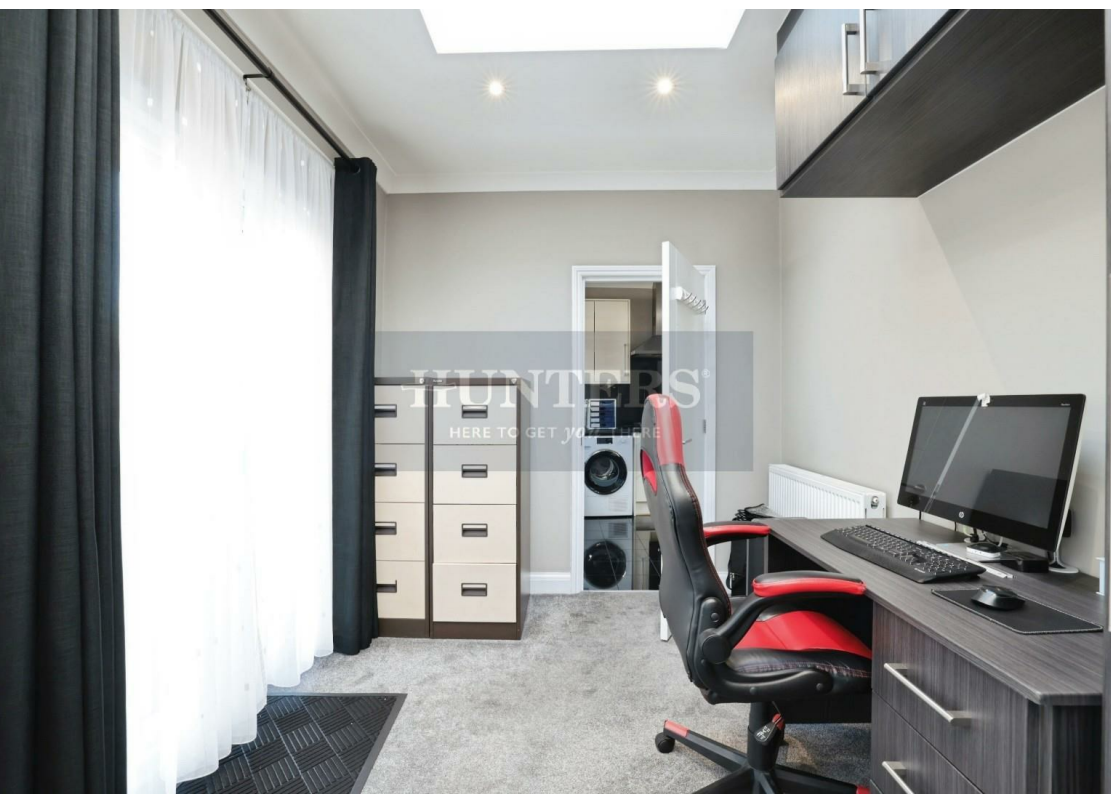
Externally, the property enjoys a substantial private rear garden, offering excellent outdoor space for children, entertaining and relaxing during the warmer months.

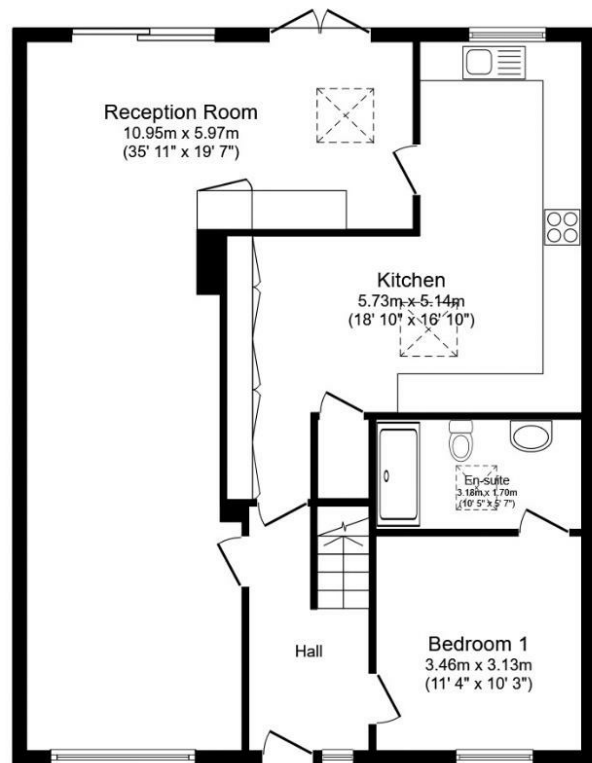
Further benefits include air conditioning to selected rooms, fitted wardrobes, modern décor and generous living accommodation throughout.

Situated in a convenient Southall location with access to local shops, schools, amenities and transport connections, this impressive family home
**must be viewed internally to fully appreciate the space and accommodation on offer.

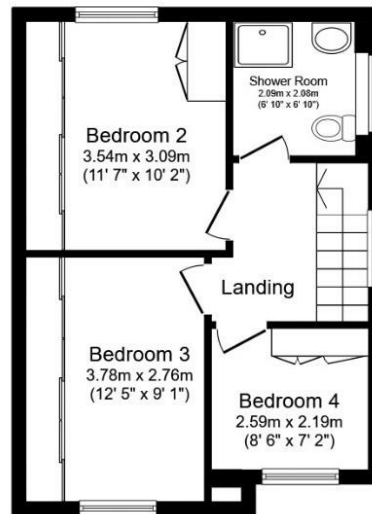
Early viewing is highly recommended.







Ground Floor



First Floor

Total floor area 132.1 sq.m. (1,422 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

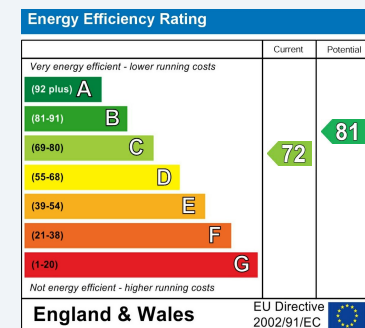
Please contact stanmore@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.