



# Parkfields

Estates



## East Avenue , Southall, UB1 2AQ

Nestled on the charming East Avenue in Southall, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property is chain-free, allowing for a smooth and efficient purchase process.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, making it a functional area for daily living.

This home boasts two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The bathroom is conveniently located, catering to the needs of the household.

Additionally, the property benefits from off-street parking, a valuable feature in this bustling area, providing ease and convenience for residents.

**Asking Price £480,000**

# 19 East Avenue , Southall, UB1 2AQ



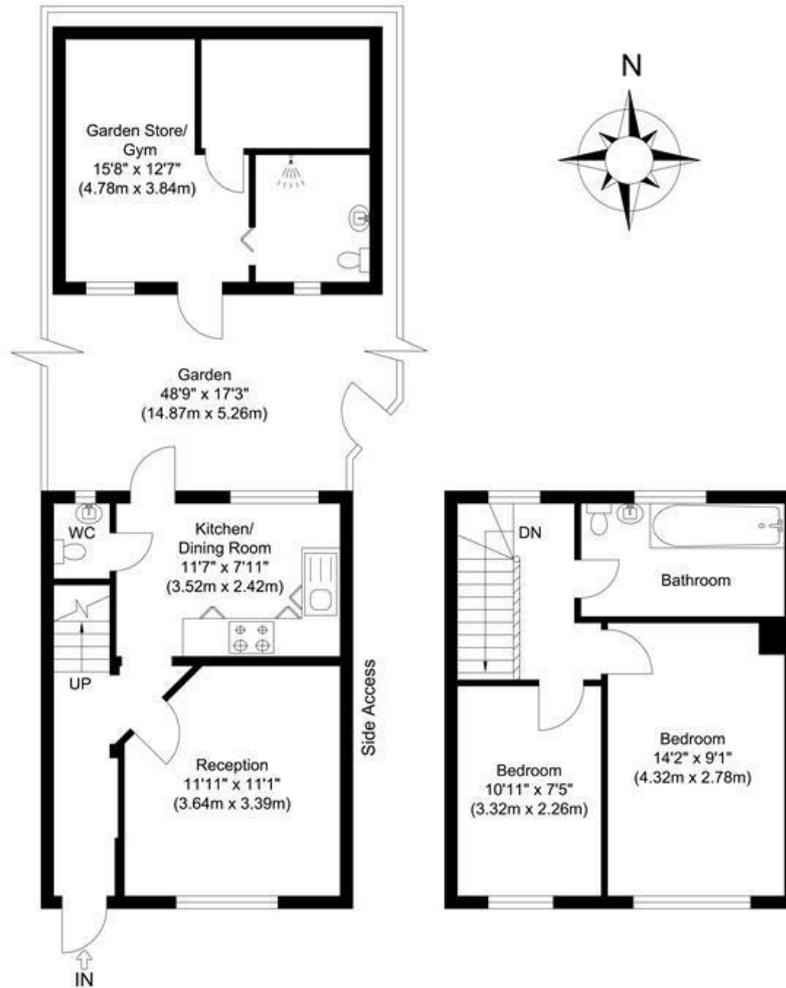
- CHAIN FREE MID TERRACE
- LOUNGE
- EASY WALKING DISTANCE TO THE BROADWAY
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- ELIZABETH LINE WITHIN EASY REACH
- KITCHEN WITH CLOAKROOM
- LONG REAR GARDEN



Directions



# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 300.85 sq. ft.  
 (27.95 sq. m)

**First Floor**  
 Approximate Floor Area  
 343.58 sq. ft.  
 (31.92 sq. m)

**Total Gross Internal Area (Including Garden Store)**  
 842.06 sq. ft.  
 (78.23 sq. m)

**Total Gross Internal Area (Excluding Garden Store)**  
 644.43 sq. ft.  
 (59.87 sq. m)

## East 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) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	