



Parkfields

Estates



Burns Avenue , Southall, UB1 2LR

Nestled on the charming Burns Avenue in Southall, this delightful mid-terraced house, built in the 1930s, offers a wonderful opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the generously sized rear garden, which presents a fantastic outdoor space for gardening, play, or simply unwinding in the fresh air. The property is well presented, ensuring that you can move in with ease and start enjoying your new home right away.

Convenience is key, as this residence is located within walking distance of local amenities and schools, making it an ideal choice for families. Additionally, the proximity to Uxbridge Road offers excellent transport links and a variety of shops and services.

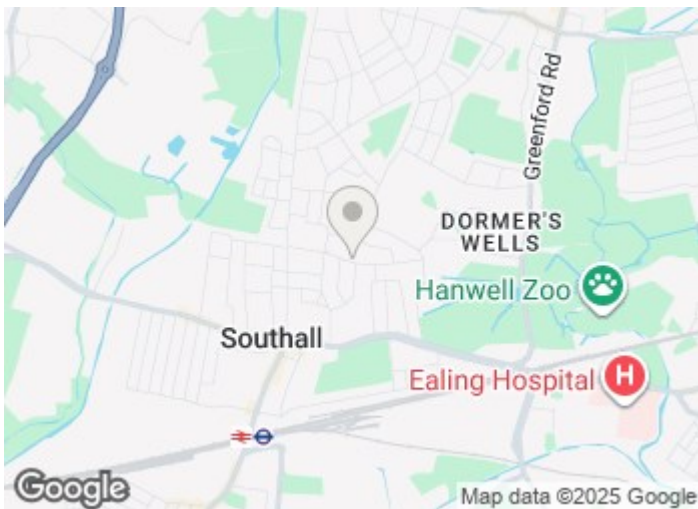
Offers In The Region Of £575,000

47 Burns Avenue

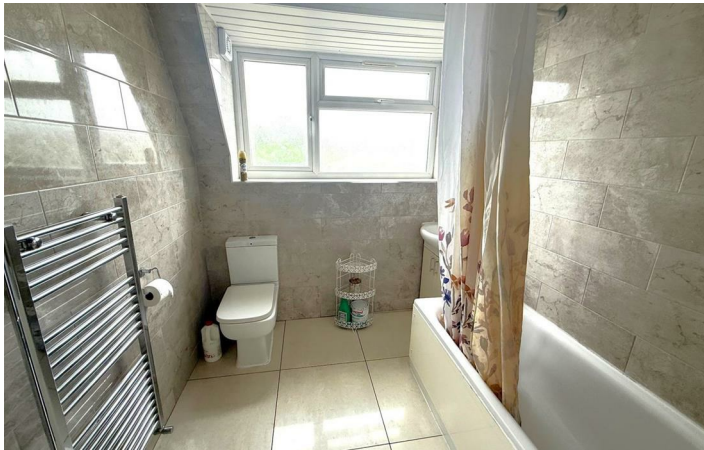
, Southall, UB1 2LR



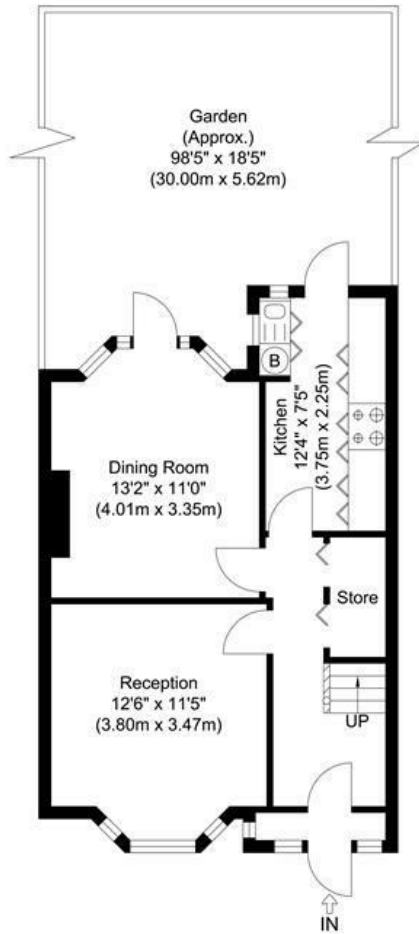
- WELL PRESENTED TERRACED PROPERTY
- TWO RECEPTIONS
- EASY DISTANCE TO PREFERRED SCHOOLING OPTIONS
- PARKING WITH FURTHER SHARED DRIVEWAY ACCESS
- SUPERSIZED REAR GARDEN
- SHORT WALK TO UXBRIDGE ROAD
- THREE BEDROOMS
- SOUGHT AFTER ROAD



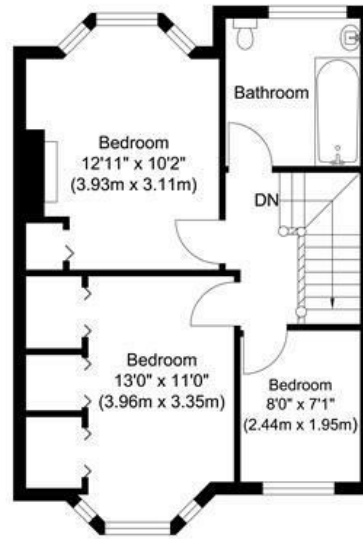
Directions



Floor Plan



Ground Floor
 Approximate Floor Area
 456.82 sq. ft.
 (42.44 sq. m)



First Floor
 Approximate Floor Area
 430.77 sq. ft.
 (40.02 sq. m)

Total Gross Internal Area
 887.59 sq. ft.
 (82.46 sq. m)

Burns 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			86
(69-80) C		71	
(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	