



Kenton Avenue , Southall, UB1 3QF

Nestled on the prestigious Kenton Avenue in Southall, this charming semi-detached house, offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The house boasts two bathrooms, ensuring convenience for all occupants. The property is presented in excellent order throughout, allowing you to move in with ease and enjoy your new home from day one. The spacious layout enhances the feeling of comfort, making it a perfect retreat after a long day.

One of the standout features of this property is the shared driveway access, providing off-street parking and ease of access. Furthermore, there is a bonus annex at the rear with independent access. The location on a premier road adds to the appeal, offering a sense of community while being conveniently close to local amenities and transport links.

Asking Price £640,000

18 Kenton Avenue , Southall, UB1 3QF



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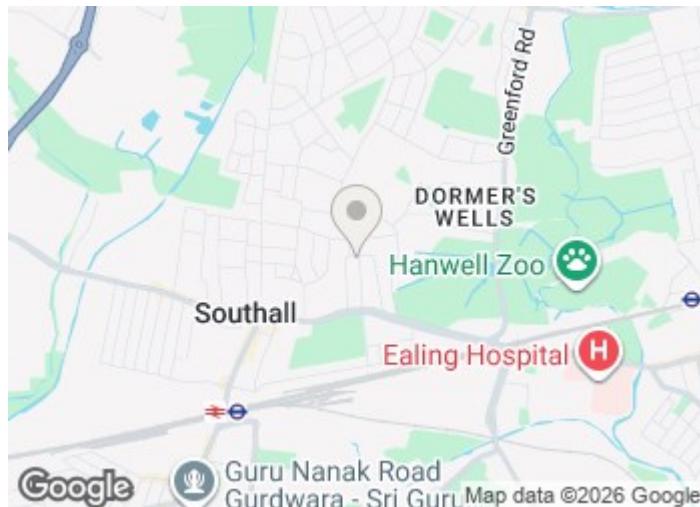


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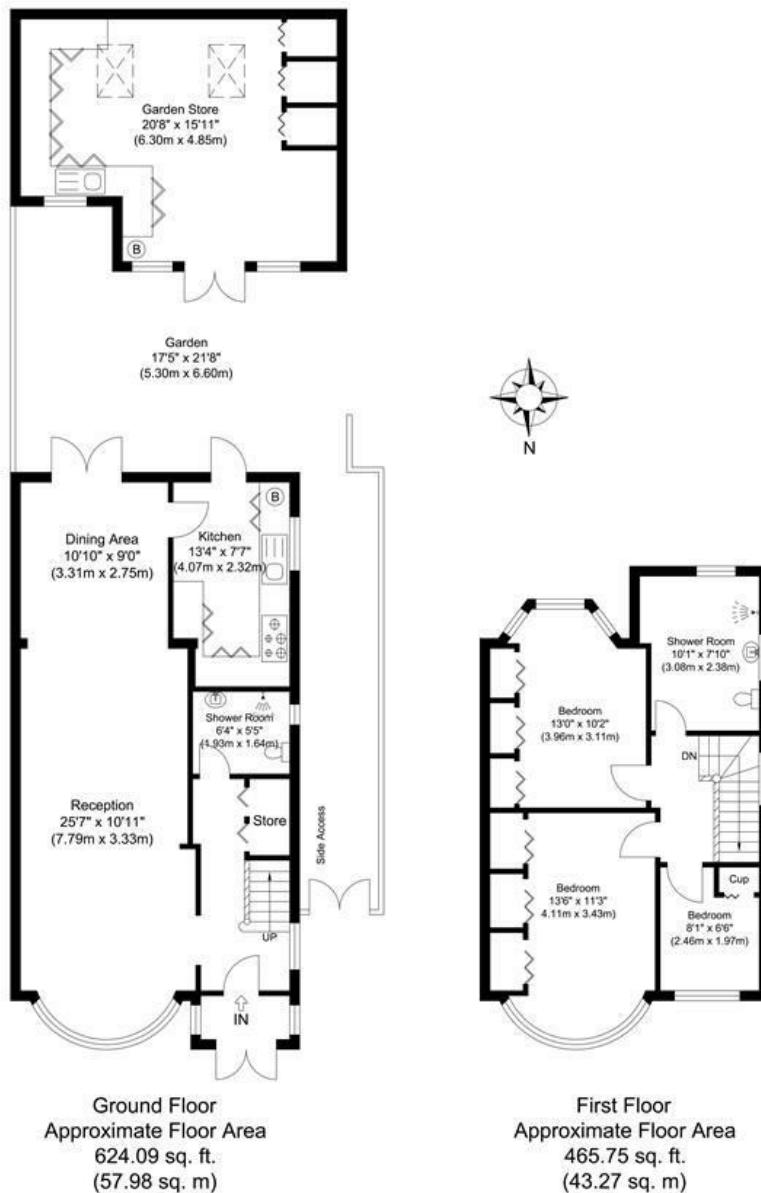
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- PREMIER ROAD
- SEMI DETACHED
- OPEN PLAN THROUGH LOUNGE
- TWO BATHROOMS
- HIGH SPECIFICATION KITCHEN
- BONUS ANNEX
- SHARED DRIVEWAY ACCESS
- EASY ACCESS TO UXBRIDGE
- NO CHAIN
- ROAD

[Directions](#)



Floor Plan



Total Gross Internal Area (Including Garden Store)

1388.97 sq. ft.
(129.04 sq. m)

Total Gross Internal Area (Excluding Garden Store)

1089.84 sq. ft.
(101.25 sq. m)

Kenton 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 firms 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	70	78
(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	