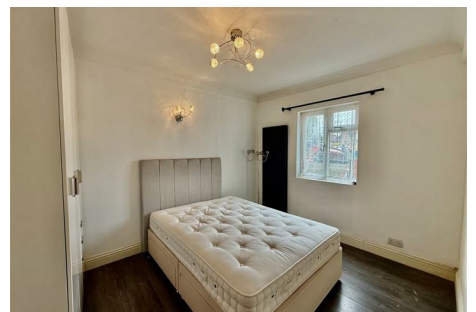
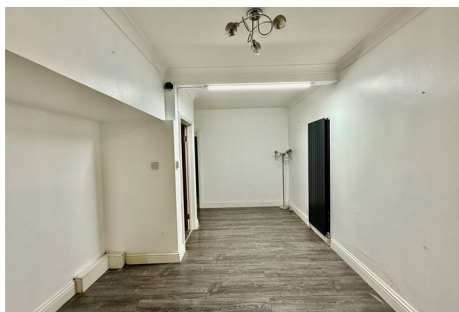




Parkfields

Estates



Carlyle Avenue , Southall, UB1 2LW

Nestled on the charming Carlyle Avenue in Southall, this delightful semi-detached house offers a perfect blend of space and comfort. With a generous area of 1,332 square feet, this property is ideal for families seeking a welcoming home.

The house features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With four well-proportioned bedrooms, there is ample space for everyone to relax and unwind. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is its corner plot, which provides a large front garden. This outdoor space not only enhances the property's curb appeal but also offers plenty of off-street parking, a rare find in urban settings.

Asking Price £599,950

44 Carlyle Avenue

, Southall, UB1 2LW



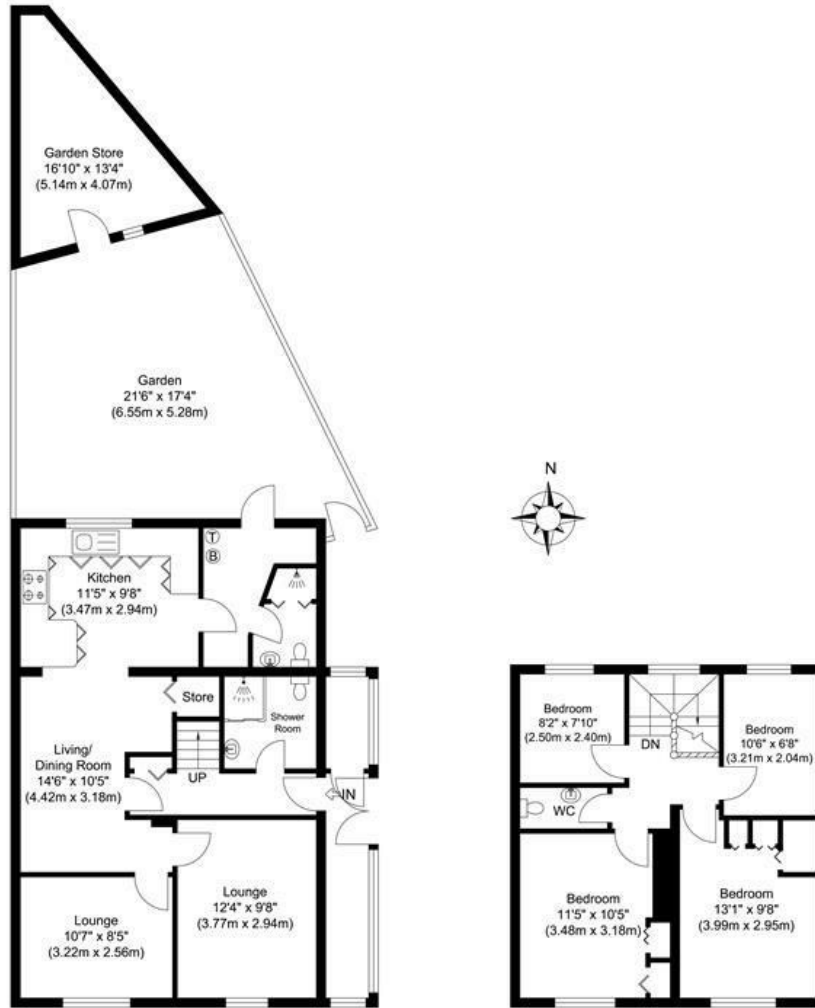
- CORNER PLOT
- THREE BATHROOMS
- EASY ACCESS TO SOUTHALL BROADWAY / ELIZABETH LINE
- FOUR BEDROOMS
- MODERN KITCHEN
- TWO GROUND FLOOR LOUNGES / BEDROOMS
- LARGE DRIVEWAY
- SCOPE FOR FURTHER IMPROVEMENTS (STPP)
- NO CHAIN



Directions



Floor Plan



Ground Floor
Approximate Floor Area
750.99 sq. ft.
(69.77 sq. m)

First Floor
Approximate Floor Area
461.55 sq. ft.
(42.88 sq. m)

Total Gross Internal Area (Including Garden Store)
1332.35 sq. ft.
(123.78 sq. m)

Total Gross Internal Area (Excluding Garden Store)
1212.55 sq. ft.
(112.65 sq. m)

Carlyle 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			
(69-80) C			77
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	