



# Parkfields

Estates



## Masefield Avenue , Southall, UB1 2NE

Nestled in the charming area of Masefield Avenue, Southall, this delightful end terrace house offers a perfect blend of character and modern living. Built in the 1930s, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The house features four well-proportioned bedrooms, ensuring that everyone has their own private space. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property retains some of its original features, adding to its charm, while also providing the opportunity for personal touches to be made. The layout is practical and functional, making it easy to navigate and enjoy daily life.

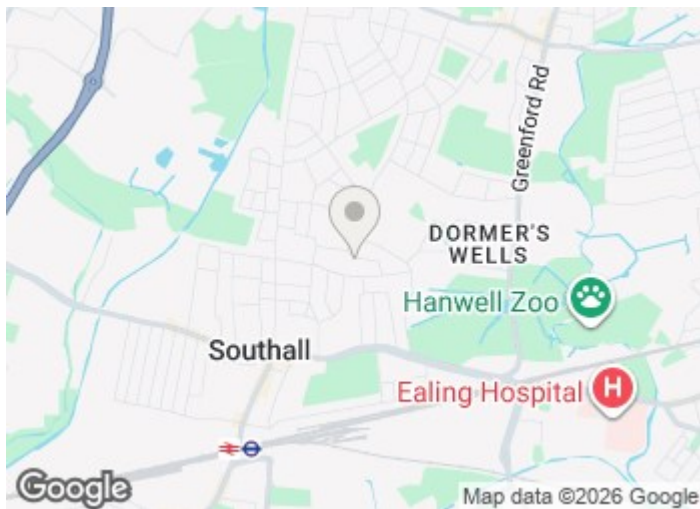
Offers In The Region Of £650,000

# 45 Masfield Avenue

, Southall, UB1 2NE



- EXTENDED END OF TERRACE
- OFF STREET PARKING
- SOUGHT AFTER ROAD
- FOUR BEDROOMS
- SHARED DRIVEWAY ACCESS
- SCHOOLS NEARBY
- THROUGH LOUNGE
- DOUBLE GARAGE AT THE REAR
- NO ONWARD CHAIN



Directions



# Floor Plan



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			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	