



Parkfields

Estates



Burns Avenue , Southall, UB1 2LS

Nestled on the popular Burns Avenue in Southall, this charming terraced house presents an excellent opportunity for first-time buyers. With a generous living space of 818 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests or a home office.

The house features a welcoming reception room that provides a comfortable area for relaxation and entertaining. The bathroom is conveniently located, ensuring ease of access for all residents. This home retains a sense of character while offering the potential for modernisation to suit your personal taste.

One of the standout features of this property is the long rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden space offers a wonderful opportunity to create your own private oasis in the heart of Southall.

Asking Price £535,000

87 Burns Avenue , Southall, UB1 2LS



- MID TERRACE WITH THREE BEDROOMS
- OFF STREET PARKING
- LONG REAR GARDEN
- GREAT OPPORTUNITY TO EXTEND (STPP)
- EASY ACCESS TO DORMERS WELLS SCHOOL
- IDEAL FIRST TIME BUY
- BRICK BUILT SHED
- NO ONWARD CHAIN



Directions



Floor Plan

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	88
EU Directive 2002/91/EC		