



## Evelyn Grove, Southall, UB1 2BS

DO NOT MISS THIS!!

A COMPLETELY RE-MODERNISED AND RE-DECORATED 4 BEDROOM / 3 BATHROOM EXTENDED END OF TERRACED FAMILY HOUSE WITH NO ONWARD CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION.

Located in a much sought after residential area convenient for local schools and access to both Southall and Greenford Broadways. This well presented and spacious property has an entrance hall, ground floor shower room/toilet, large lounge / dining room (originally separate 2 rooms and easy to convert back if required) and a spacious modern fitted kitchen/diner extension with appliances. Upstairs has 3 good sized bedrooms and a bathroom/toilet. The loft has been professionally converted to provide a sizeable double aspect master bedroom with a separate shower room/toilet. Outside has a paved rear garden with a detached garden storage room. To the front is your own drive with parking for 2 cars.

**Offers In The Region Of £630,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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Floorplan 1





# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>59</p>	<p>80</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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