



**Park Avenue, Southall, UB1 3AJ**  
**Guide Price £599,950**

**DBK**  
ESTATE AGENTS



## Park Avenue, Southall, UB1 3AJ Guide Price £599,950

A charming extended terrace home, perfectly positioned within walking distance to Southall Station.

The property boasts three bedrooms, accompanied by a loft room, providing versatile living spaces, a through lounge that offers a seamless flow to the extended kitchen. The family bathroom on the first floor and ground floor shower room ensure practicality and convenience for everyday living.

Step outside into the lengthy rear garden, a tranquil oasis offering opportunities for outdoor recreation accompanied by a large garage. The driveway provides off-street parking, enhancing accessibility and convenience for residents.

With scope for development, subject to necessary planning permissions, this property presents exciting possibilities.

Well situated, the property lies just off the South Road and Uxbridge Road which provide easy access to the A40 and Southall Broadway. There are also ample bus links available to Greenford, Ealing, & Uxbridge within a moments walk, sufficient local amenities, well renowned restaurants and NHS Ealing Hospital. For those commuting to The City, Southall Station (Elizabeth Line) can be found within 0.6 miles and connects you to Bond Street within 21 minutes. Local reputable schools such as Villiers High School are also within walking distance.

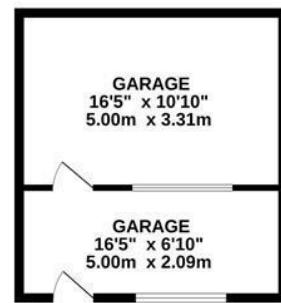


## Key Features

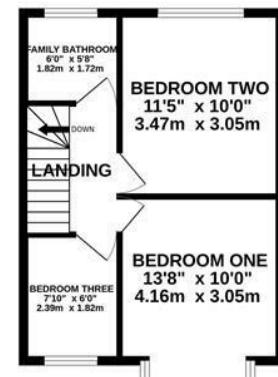
- Walking Distance to Southall Station
  - Extended terrace Home
  - Three Bedrooms + Loft Room
    - Through Lounge
    - Extended Kitchen
- Family Bathroom + Ground Floor Shower Room
  - Lengthy Rear Garden
  - Garage
- Driveway for Off Street Parking
- Scope for Development (stpp)



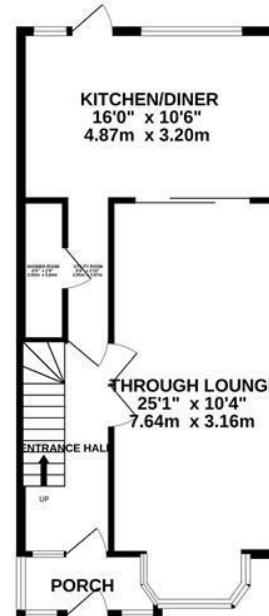
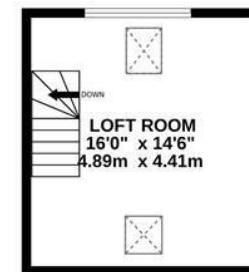
GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.

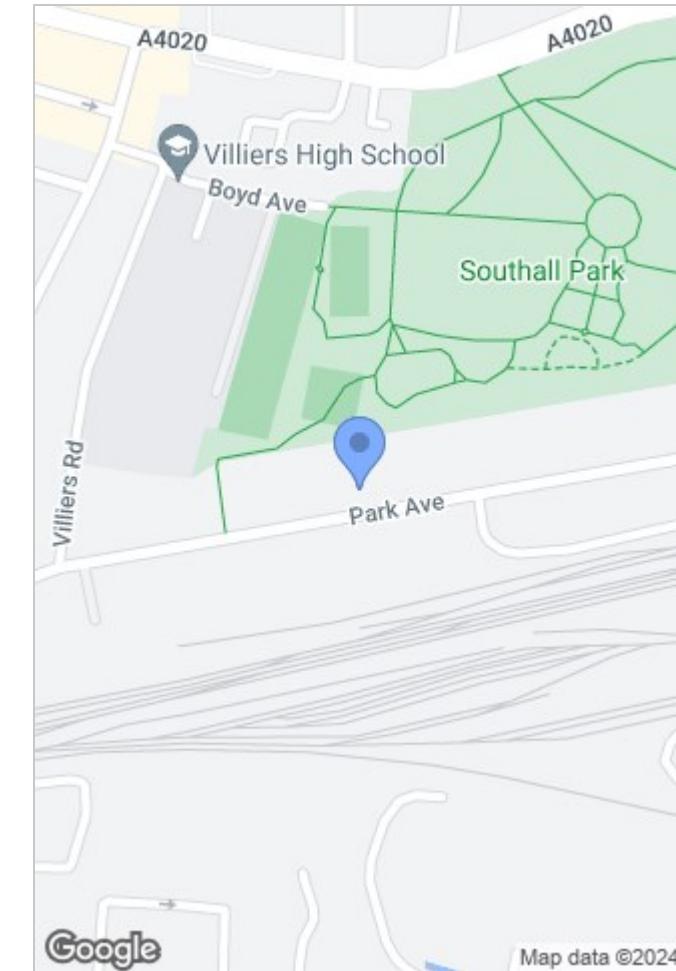


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TOTAL FLOOR AREA : 1455 sq.ft. (135.2 sq.m.) approx.

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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			