



**Park Avenue, Southall, UB1 3AJ**  
**Guide Price £645,000**

**DBK**  
ESTATE AGENTS





## Park Avenue, Southall, UB1 3AJ

### Guide Price £645,000

SOLD BY DBK!

A pristine extended end-of-terrace property boasting a 6m rear extension and modern interior throughout.

Inside, you'll find three spacious bedrooms and a welcoming through lounge, providing ample space for relaxation and entertainment. The highlight of the home is the stunning 6m extended kitchen, complete with integrated appliances and a dining area, perfect for culinary enthusiasts and family gatherings. The family bathroom suite offers a touch of luxury.

The lengthy rear garden with side access, provides a serene outdoor retreat. Additional features include a large shed for storage and a front garden with off-street parking.

With scope for development (subject to planning permission), this property presents an exciting opportunity to further customise and expand to suit your needs.

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

- Pristine + Modern Interior Throughout
  - Extended End of Terrace Property
    - Three Bedrooms
    - Through Lounge
- 6m Extended Kitchen with Integrated Appliances + Diner
- Family Bathroom Suite + Ground Floor Shower Room
- Lengthy Rear Garden with Side Access
  - Large Shed for Storage in Garden
  - Front Garden with Off Street Parking
    - Scope for Development (stpp)



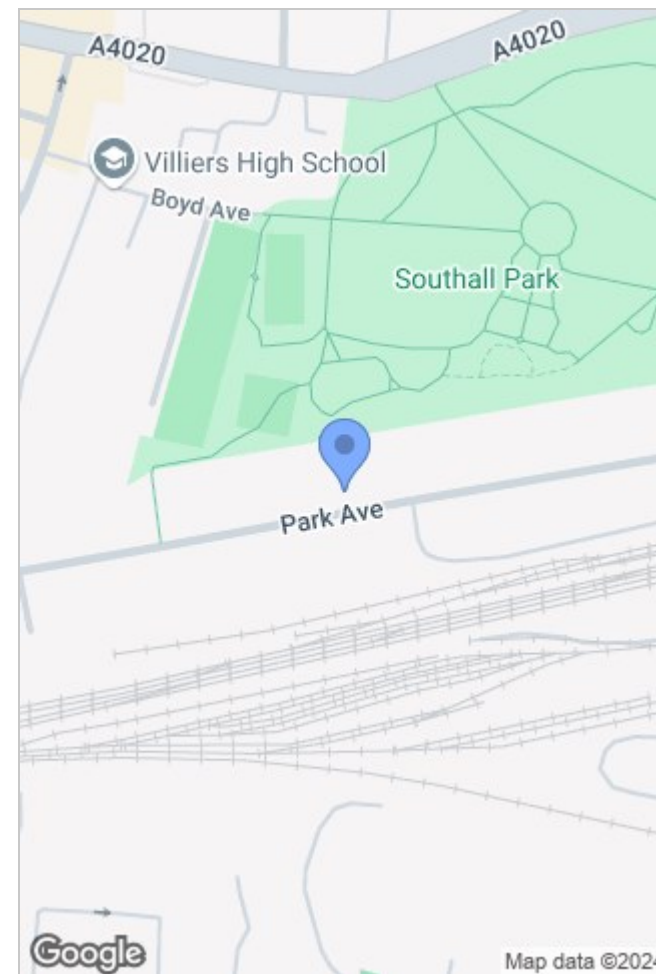
GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.

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



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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.  
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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	EU Directive 2002/91/EC	

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

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