



12 Kenton Avenue, Southall, UB1 3QF

£575,000

**EVANS**  
& COMPANY



# Kenton Avenue Southall

- Semi Detached House
- 3 Bedrooms
- Through Lounge
- Double Glazed
- Gas Central Heating
- Shared Drive to Garage
- Rear Garden

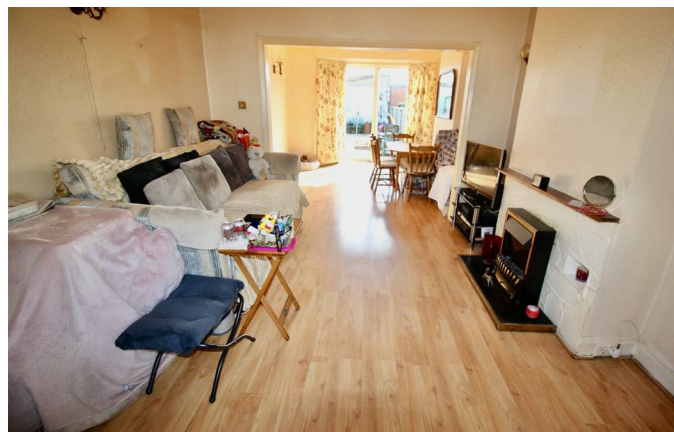
Evans and Company are pleased to offer this spacious three bedroom semidetached family home located in a popular residential area that provides easy access to local transport, schooling and shopping facilities. South or Broadway is located a short walk away providing access to shops and the Elizabeth line tube station. The property offers features that include a through lounge, double glazed windows, gas fire central heating, private rear garden and share driveway to garage.

## Porch

Front door to

## Entrance Hall

double glazed window to side, stairs to 1st floor, radiator, doors to



### Lounge / Diner

26'5" x 10'11" (8.07 x 3.33)

double glazed bay window to front, radiator, PowerPoint, double glazed sliding door to rear garden.

### Kitchen

12'0" x 6'3" (3.66 x 1.93)

Eye and base level storage units, double sink single drainer stainless steel sink unit with mixer taps, double glazed window to side, space for fridge freezer, space for cooker, door to

### Sun Room

9'0" x 8'0" (2.75 x 2.44)

Door to rear garden

### Stairs to First Floor

Doors to

### Bedroom 1

13'2" x 10'0" (4.03 x 3.07)

double glaze window to front comma range of fitted wardrobes, radiator, PowerPoint.

### Bedroom 2

12'9" 10'2" (3.91 3.12)

double glazed window to rear, radiator, PowerPoint.

### Bedroom 3

9'6" x 6'4" (2.92 x 1.95)

double glazed window to front, radiator, PowerPoint.

### Bathroom

Panel enclosed bath, wash hand basin, double glazed window to side, built in cupboard.

### Separate WC

low-level WC, double glazed window to side.

### Outside

### Front

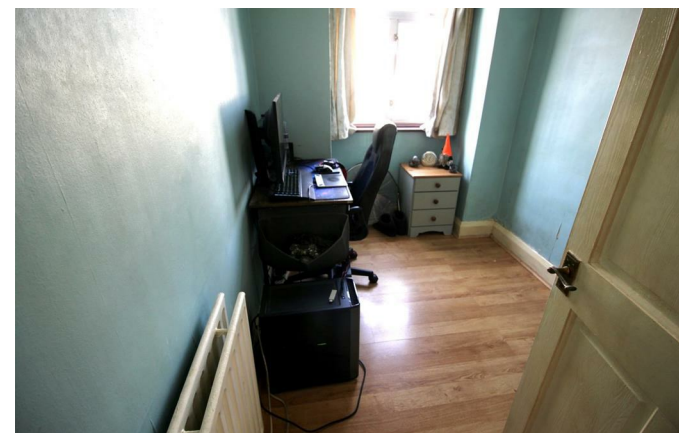
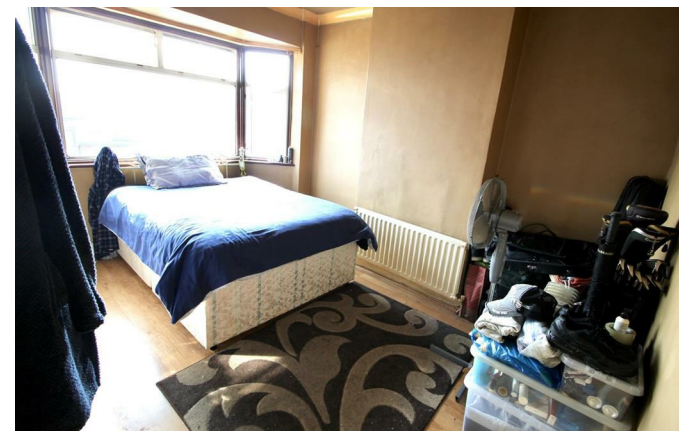
Enclosed lawned area , shared drive

### Rear

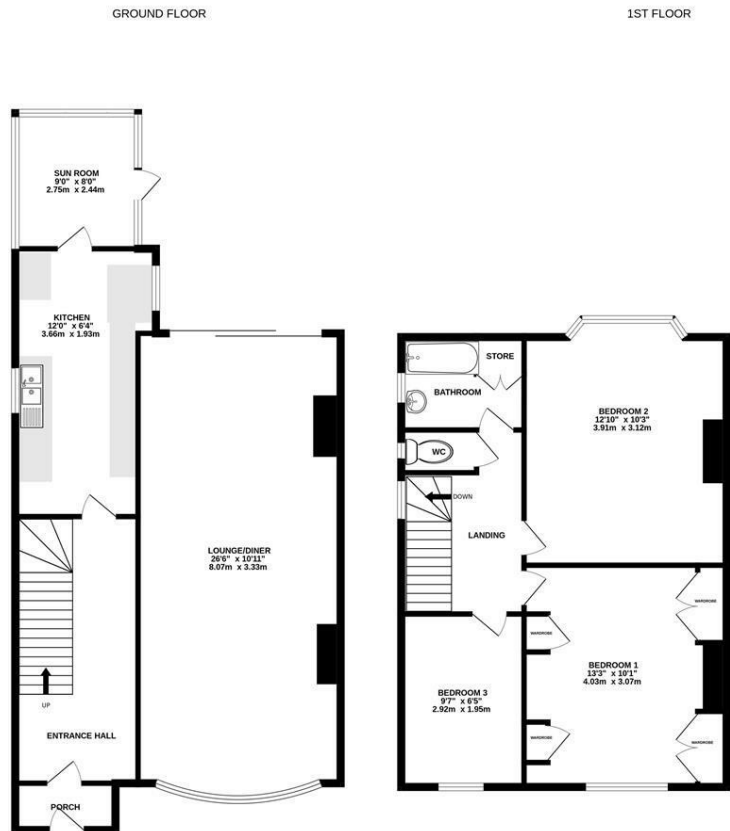
Fully paved enclosed by brick wall

### Garage

Side access to







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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