



- THREE Bedrooms
- Off Street Parking
- Planning Approved For Rear Extension
- Outbuilding
- Well Connected To Uxbridge Road

- Southall Location
- Quiet Street
- Large Rear Garden
- Downstairs Bathroom
- EPC Rating D

A superb opportunity to purchase a THREE Bedroom End of Terrace family home, situated in a popular residential area located in between Southall and Greenford. Offering easy access to Southall Crossrail Station, park and library.

This fantastic house comprises a wide and welcoming entrance hallway, kitchen, family bathroom and lounge downstairs, upstairs contains THREE bright and airy double bedrooms, externally the house has a large rear garden with 20ft outbuilding, and off street parking to the front.

This property is largely well presented, some parts may benefit from some modernisation over the next couple of years, planning is already in place and listed on the Ealing Council Planning Permission website for a full rear width extension across the back of the property.

Allendale Avenue is situated close by to the Uxbridge Road, with all of its links to Shepherds Bush, Ealing and Acton, as well as Ealing hospital, the M4 and this location is perfect for anyone who would like easy access to green spaces, as the property is surrounded by nature reserves, parks, cricket and other sports clubs, as well as West Middlesex Golf Club.

Typically properties that come up in this location sell very quickly so please call or email in to book a viewing straight away.

Price - £475,000

Tenure: Freehold

Local Authority: Ealing Council

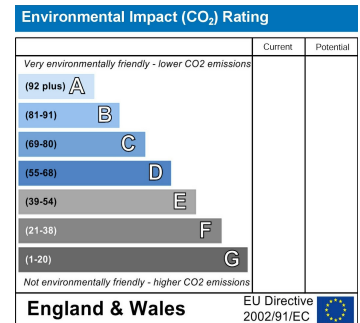
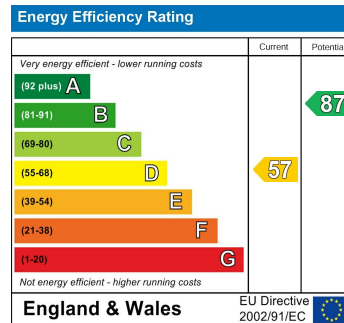
Council Tax Band: C

Buyers information:

In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).

Disclaimer:

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.



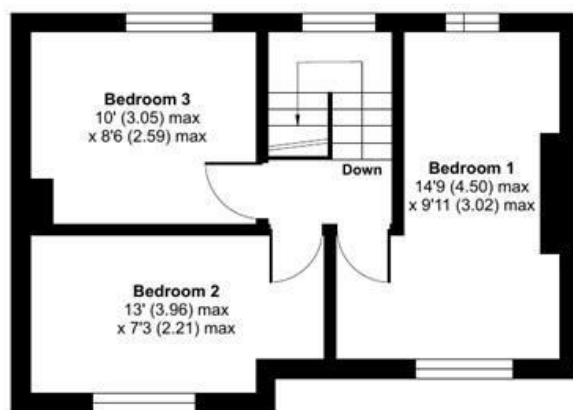
Allendale Avenue, Southall, UB1

Approximate Area = 697 sq ft / 65 sq m

Outbuilding = 243 sq ft / 23 sq m

Total = 940 sq ft / 87 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022.
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