



### **Minterne Avenue, Southall, UB2 4HW**

### **Offers In The Region Of £1,700,000**

A 6/7 spacious bedroom detached family home with potential to extend further (stpp). The accommodation comprises on the ground floor three reception rooms, conservatory, fitted kitchen/diner, shower room, on the first floor 6 bedrooms and family bathroom, on the second floor loft room/bedroom 7 and w/c. The property benefits from a covered swimming pool (which can be renovated), integral double garage, front garden with in and out driveway providing off street parking and rear garden.

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### Storm Porch

Double glazed French doors, door to hallway.

### Entrance Hallway

Radiator, understairs storage.

### Front Reception 14'3 (into bay) x 14'7 (4.34m (into bay) x 4.45m)

Radiator, lift, door to kitchen/diner.

### Shower Room

Shower cubicle with wall mounted shower unit, low level w/c, pedestal wash hand basin, tiled walls and flooring, extractor fan.

### Rear Reception 17'3 x 21'5 (5.26m x 6.53m)

Radiator, patio door to conservatory, open plan to through lounge.

### Through Lounge 28'7 x 12'5 to 13'1 (8.71m x 3.78m to 3.99m)

Radiator, patio doors to conservatory.

### Conservatory 17'1 x 9'7 (5.21m x 2.92m)

Patio doors to garden, laminate flooring.

### Kitchen/Diner 26'7 x 11'1 (8.10m x 3.38m)

Sink unit with mixer tap and cupboard below, further range of wall and base units, built-in hob, oven and extractor hood, plumbing for washing machine, vinyl flooring, part tiled walls, patio door to garden.

### First Floor Landing

Stairs to loft room.

### Bedroom One 13'5 x 13' (4.09m x 3.96m)

Front aspect, fitted wardrobe, radiator, lift, storage cupboard.

### Bedroom Two

Rear aspect, fitted wardrobe, radiator, door to...

### En-Suite

Shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level w/c, tiled walls and flooring.

### Bedroom Three 11'3 x 9'8 (3.43m x 2.95m)

Rear aspect, fitted wardrobe, radiator.

### Bedroom Four 16' (into bay) x 11'6 (4.88m (into bay) x 3.51m)

Rear aspect, fitted wardrobe, radiator.

### Bedroom Five 12'5 x 12'1 (3.78m x 3.68m)

Front aspect, radiator, door to...

### Bedroom Six 14'6 x 12'5 (4.42m x 3.78m)

Rear aspect, fitted wardrobe, radiator.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, radiator, tiled walls, vinyl flooring.

### Second Floor

### Loft Room/Bedroom 28'6 x 13'7 (8.69m x 4.14m)

Eaves cupboards, radiator, three skylight windows, eaves cupboard housing boiler, door to...

### W/C

Low level w/c, pedestal wash hand basin, mega flow system, eaves cupboard.

### Outside

#### Front

In and out driveway, crazy paving.

#### Rear Garden 85' 50 approx (25.91m 15.24m approx)

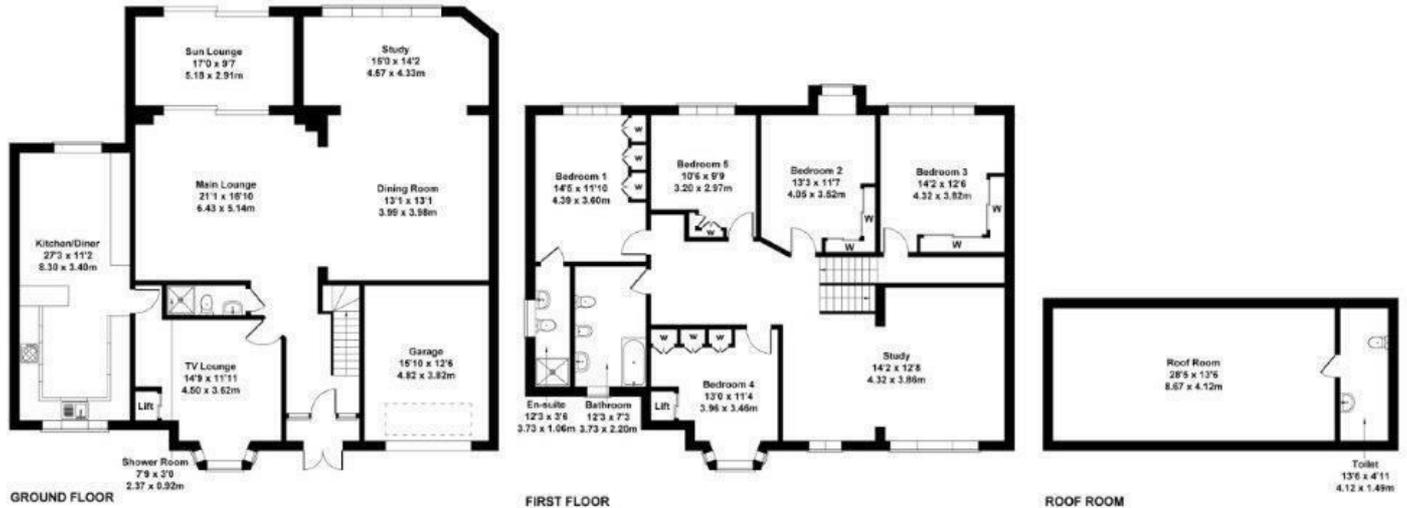
Laid to lawn area, flower beds, concrete area and slab paved area, 2 sheds.

#### Garage 15'9 x 12'7 (4.80m x 3.84m)

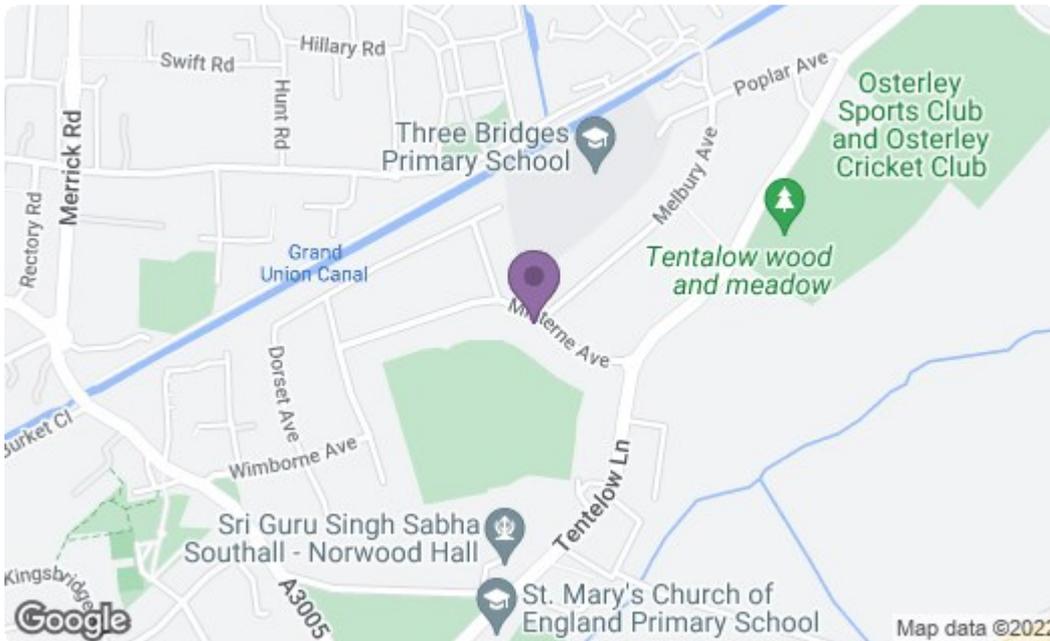
Up and over door, concrete flooring.



**23 Minterne Avenue UB2 4HW**  
 Approximate Gross Internal Area  
 3810 sq ft - 354 sq m



Not to Scale. Produced by The Plan Portal 2022  
 For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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