



Burns Avenue, Southall, UB1 2LS

£599,950

An extended three bedroom terraced house situated in this popular residential location. The accommodation comprised, on the ground floor, through lounge, kitchen, shower room and store room, on the first floor three bedrooms and bathroom with separate w/c, outside over 100ft rear garden with potential to extend (stpp) and front garden block paved providing off street parking.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Storm Porch

Laminate flooring, double glazed door to...

Entrance Hallway

Radiator, laminate flooring, understairs storage.

Through Lounge

Two radiator, French doors to fitted kitchen.

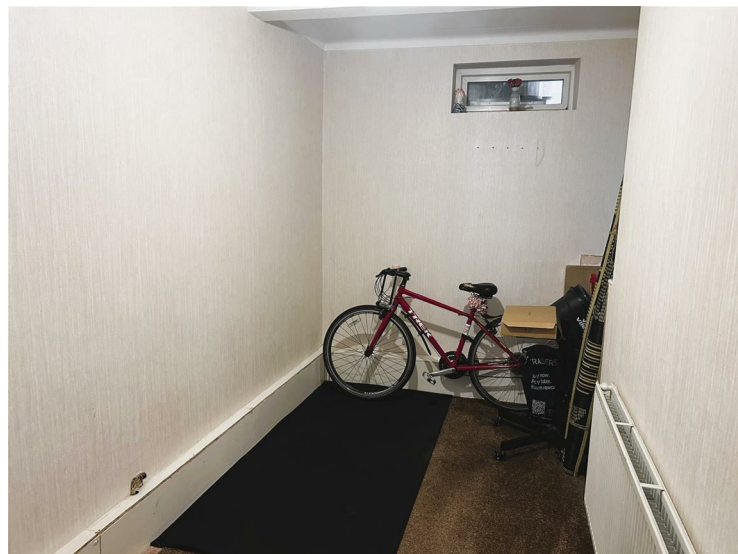


Fitted Kitchen



Single drainer sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, built-in hob, oven and extractor hood, plumbing for washing machine, "Worcester" boiler, tiled flooring, skylight window, door to garden and door to...

Storage Room



Radiator.

Shower Room / WC



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

First Floor Landing

Access to loft space.

Bedroom One

Rear aspect double glazed window, radiator.

Bedroom Two

Front aspect double glazed window, radiator.

Bedroom Three

Radiator.

Bathroom

Panel enclosed bath with mixer tap, pedestal wash hand basin, radiator, fully tiled walls and flooring.

Separate W/C

Low level w/c, tiled flooring, tiled walls.

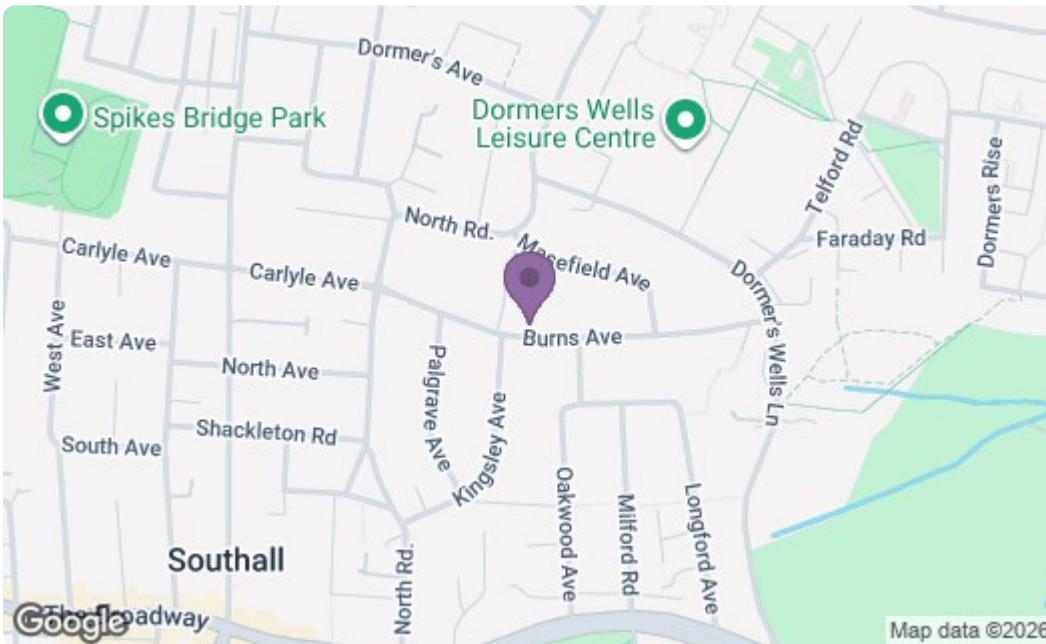
Outside**Rear Garden**



Approx 100ft. Laid to lawn area with flower beds, concrete paved area, timber shed, tap.

**Front Garden**

Block paved providing off street parking.





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			
		73	
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075