



£525,000 Offers Over Blackmore Avenue, Southall, UB1



- 3 Bedrooms
- End Of Terrace
- 2 Bathrooms
- 2 Reception Rooms
- Garage
- 8 Min Walk To Elizabeth Line

An extended, 3 bedroom, end of terrace, family home with a garage situated in a peaceful cul de sac location on Hanwell borders. The accommodation on the ground floor comprises entrance hallway, bay fronted reception, dining room, Kitchen and side extension with shower room and utility area. The first floor offers 3 bedrooms and family bathroom with separate WC. The property benefits from a garage accessed at the rear by a service road, front and rear gardens and an opportunity to extend both the loft space and ground floor STPP. Blackmore Avenue is ideally located only an 8 minute walk to Hanwell Station (Elizabeth Line), in an excellent school catchment and close to Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway.



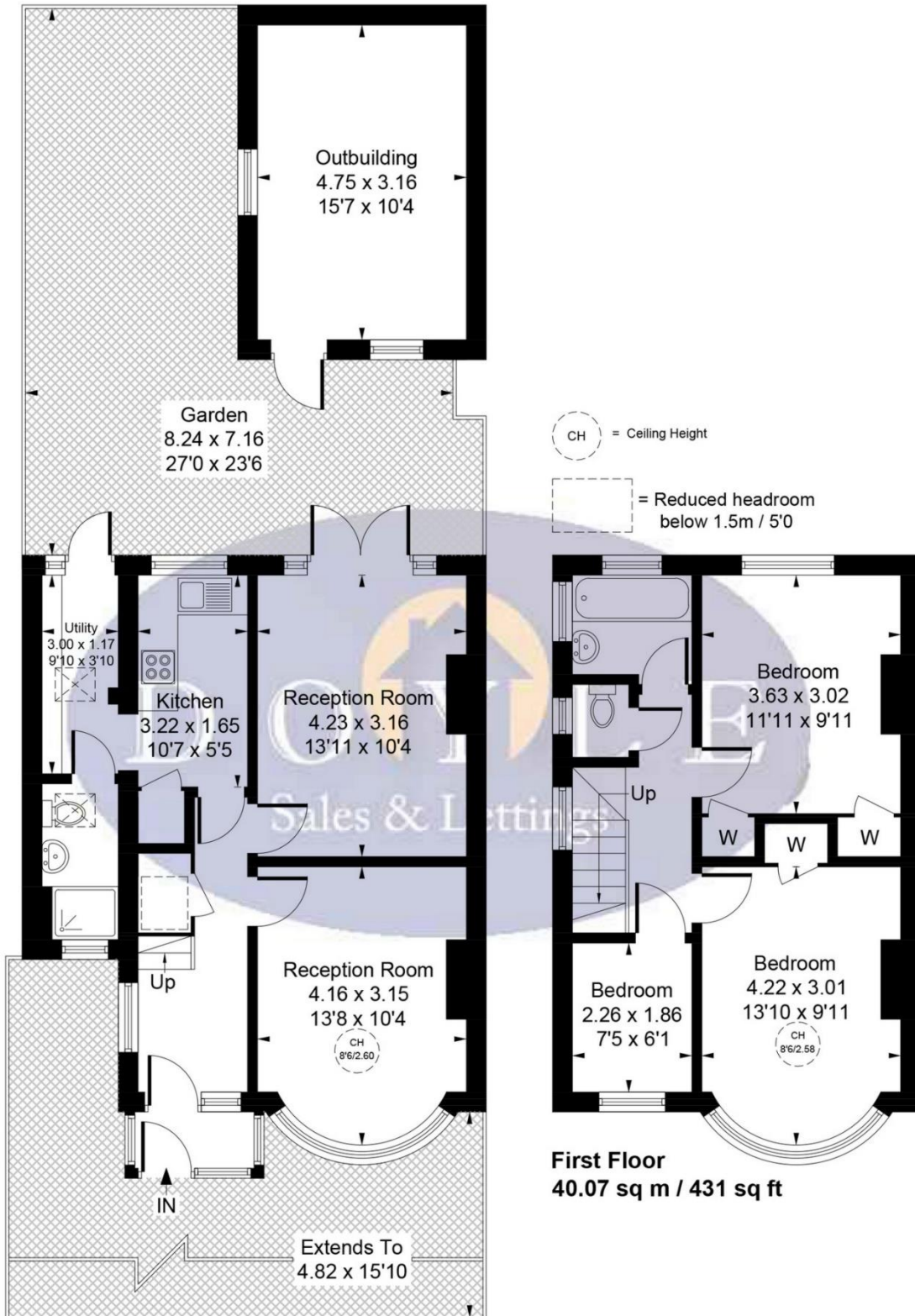
Blackmore Avenue, UB1 3ES

Approximate Gross Internal Area = 89.96 sq m / 968 sq ft

Outbuilding = 15.13 sq m / 163 sq ft

Reduced Headroom = 0.68 sq m / 7 sq ft

Total = 105.77 sq m / 1138 sq ft



Ground Floor
49.89 sq m / 537 sq ft

Reduced Headroom
0.68 sq m / 7 sq ft

First Floor
40.07 sq m / 431 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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EPC Rating E

