



£425,000

Blackmore Avenue, Southall, UB1



- 2 Bedrooms
- 2 Bathrooms

- Front & Rear Gardens
- Hanwell Borders

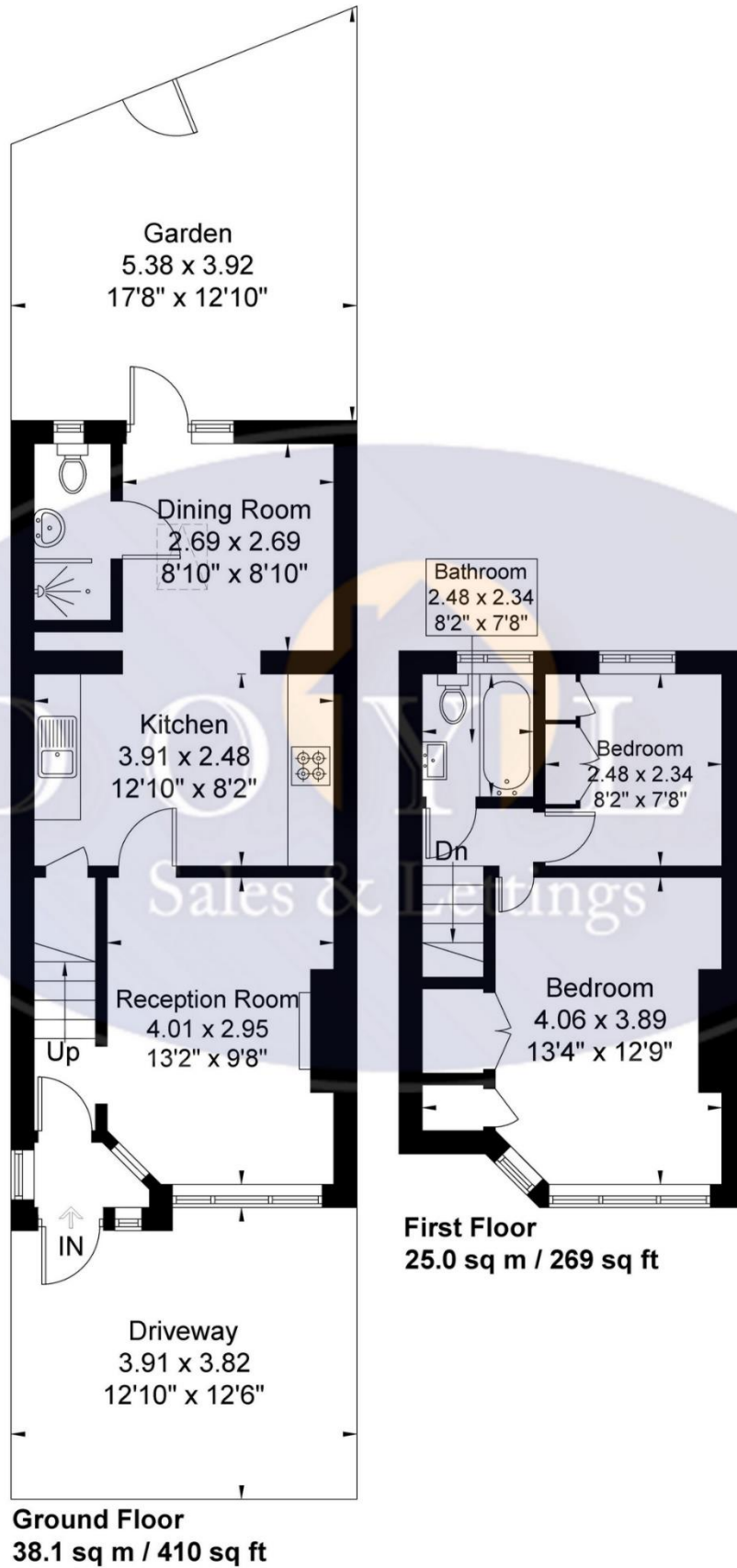
- Extended Kitchen
- Close To Elizabeth Line

A well presented, 2 bedroom, 2 bathroom, extended family home on Hanwell Borders and close to the Elizabeth line. The accommodation, which benefits from a ground extension, comprises storm porch, bay fronted reception, kitchen, extended dining area and shower room. The first floor offers 2 bedrooms, family bathroom and loft storage. There are front and rear gardens. Blackmore Avenue is ideally located for Hanwell Station (Elizabeth Line), excellent schools, Ealing Hospital, road networks, bus routes, canal, Hanwell Zoo, parks and Hanwell Broadway.



Blackmore Avenue, UB1 3ES

Approximate Gross Internal Area = 63.1 sq m / 729 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	