



**£649,950**

**Blackmore Avenue, Southall, UB1**



- 4 Bedrooms 2 Bathrooms
- End Of Terrace
- Over 1,200 Sq Ft
- South Facing Garden
- Off Street Parking
- Close To Elizabeth Line

An extended and very well presented, 4 bedroom, end of terrace, family home, with off street parking for 2 cars situated in a quiet cul de sac location on Hanwell borders. The accommodation which offers a good layout for families comprises entrance hallway, bay fronted reception and kitchen/diner which leads out the garden, which is well maintained and benefits from side access. The first floor offers 3 bedrooms and family bathroom. The loft conversion boasts the main bedroom with good storage and en-suite shower room. Blackmore Avenue is ideally located for Hanwell Station (Elizabeth line), excellent school catchment, Ealing Hospital, road networks, bus routes, canal, parks and Hanwell Broadway.



# Blackmore Avenue, Southall, UB1 3ES

Approximate Gross Internal Area = 103.86 sq m / 1118 sq ft

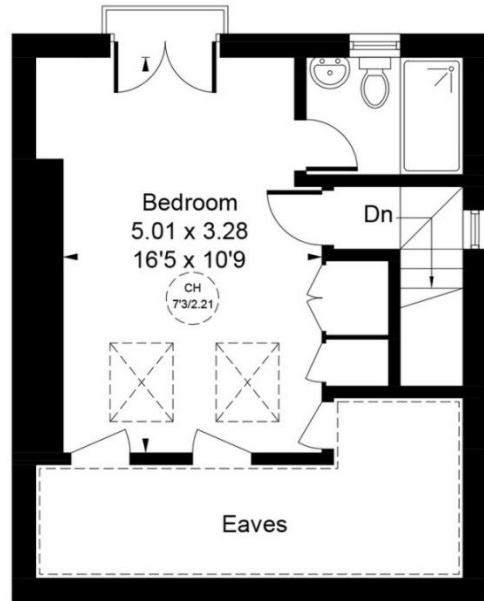
Reduced Headroom & Eaves = 10.53 sq m / 113 sq ft

Total = 114.39 sq m / 1231 sq ft



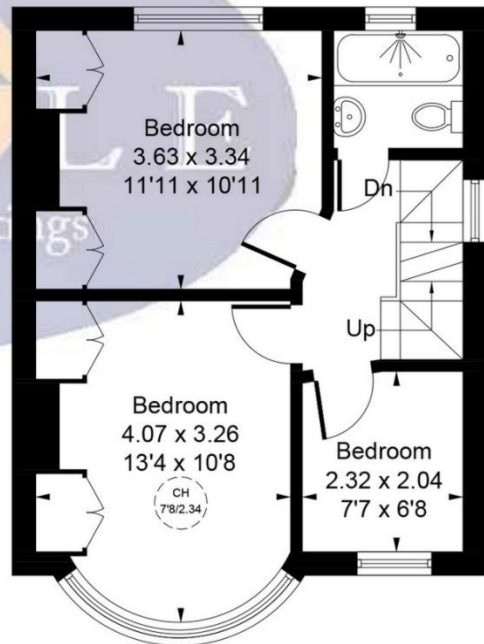
**Ground Floor**  
39.49 sq m / 425 sq ft

**Reduced Headroom**  
0.28 sq m / 3 sq ft



**Second Floor**  
26.27 sq m / 283 sq ft

**Reduced Headroom & Eaves**  
10.25 sq m / 110 sq ft



**First Floor**  
38.10 sq m / 410 sq ft

CH = Ceiling Height

[Dashed box] = Reduced headroom below 1.5m / 5'0"

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.

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 Rating D

