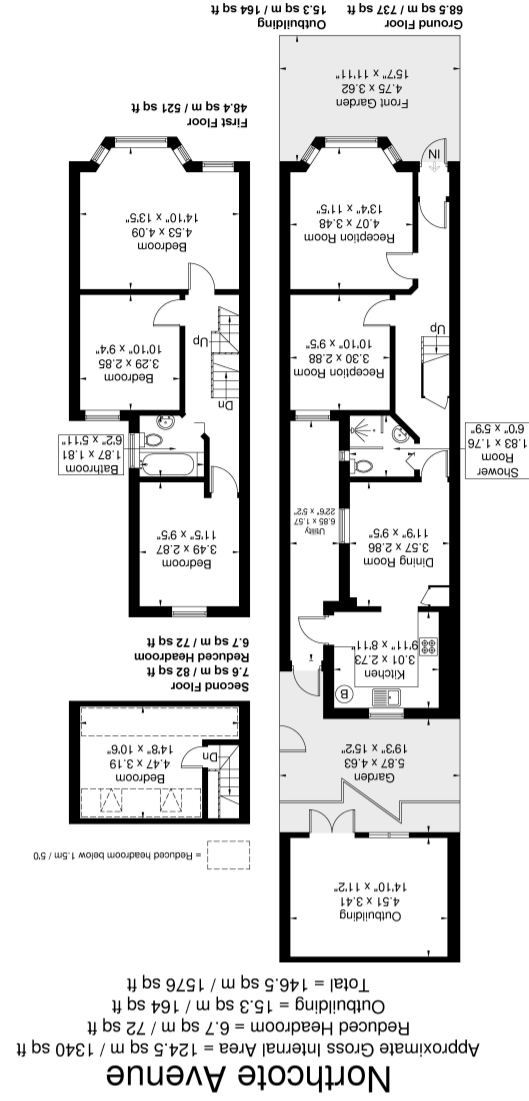


Energy Efficiency Rating	
Current	Potential
63	85
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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72 Northcote Avenue, Southall, Greater London. UB1 2AZ.

£650,000

This end of terrace family period home has been greatly extended to provided a substantial four double bedroom house with a wealth of accommodation from top to bottom over three floors. Downstairs there are three receptions the last opening onto a modern fitted kitchen, a downstairs shower room. The first floor there are three great sized bedrooms and the family bathroom and finally on the top floor is another bedroom. The living space does not end there, with outside a very useful outbuilding has been built with power and water which offers a plethora of use, form home office to 'granny annexe'.

Northocte Road is a popular residential road in Southall situated just off Uxbridge Road which provides easy access to the A40 and Southall Broadway. There are also ample bus links available to Greenford, Ealing & Uxbridge within a moments walk, sufficient local amenities and NHS Ealing Hospital. For those commuting to The City, Southall Station (Elizabeth Line) can be found within 0.4 mile providing access inot The City, Paddington, Heathrow and beyond!

Front Reception

13' 4" x 11' 5" (4.06m x 3.48m) Front aspect double glazed bay window, radiator, wood floor

Rear Reception

10' 10" x 9' 5" (3.30m x 2.87m) Rear aspect double glazed window, radiator, wood floor

Shower Room

Side aspect double glazed window, shower cubicle, low level WC, pedestal wash hand basin, tiled walls and floor

Dining Room

11' 9" x 9' 5" (3.58m x 2.87m) Side aspect double glazed window, radiator, wood floor, opening onto

Kitchen

9' 11" x 8' 11" (3.02m x 2.72m) Rear aspect double glazed window, range of eye and base level units with under counter sink, gas hob with oven under and extractor hood over, plumbing and space for washing machine, wall mounted boiler, tiled floor and walls, side aspect double glazed door to

Utility Area / Lean To

Useful covered storage, door leading to garden

Bedroom 1

14' 10" x 13' 5" (4.52m x 4.09m) Two front aspect double glazed windows one into bay, radiator, wood floor

Bedroom 2

10' 10" x 9' 4" (3.30m x 2.84m) Rear aspect double glazed window, radiator, wood floor

Bedroom 3

11' 5" x 9' 5" (3.48m x 2.87m) Rear aspect double glazed window, radiator, wood floor

Bathroom

6' 2" x 5' 11" (1.88m x 1.80m) Side aspect double glazed window, panel enclosed bath with shower, low level WC, pedestal wash hand basin, towel rail

Loft Room used as Bedroom 4

Two rear aspect Velux windows, radiator wood floor

Garden

Decked, outside tap with side gate leading to

Outbuilding

14' 10" x 11' 2" (4.52m x 3.40m) Double glazed doors and window, power and light, water supply also

