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& MILLER

Craven Avenue, Southall, UB1 2DJ  
£535,000

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**£535,000**

- Three Bedroom Home
- Excellent Condition
- Great Transport Links Nearby
- Ideal For First Time Buyers & Investors
- Potential To Extend (STPP)
- Garage At Rear Of Garden With Access Road
- Close Proximity To Lady Margaret Road
- Driveway For Two Cars
- Prime Location In UB1
- Freehold



## Description

This home spanning an impressive 1,033 square feet features a welcoming reception and dining room, ideal for both entertaining guests and enjoying family meals. The fitted kitchen completes the ground floor and provides access to the rear.

Rising to the first floor, you will find three well proportioned bedrooms and a family bathroom.

Outside, the property boasts a front drive that allows for off-street parking, a valuable asset in this area. The private rear garden, mainly laid to lawn perfect for outdoor dining. Additionally, a garage at the rear adds further convenience for storage or potential use as a workshop.

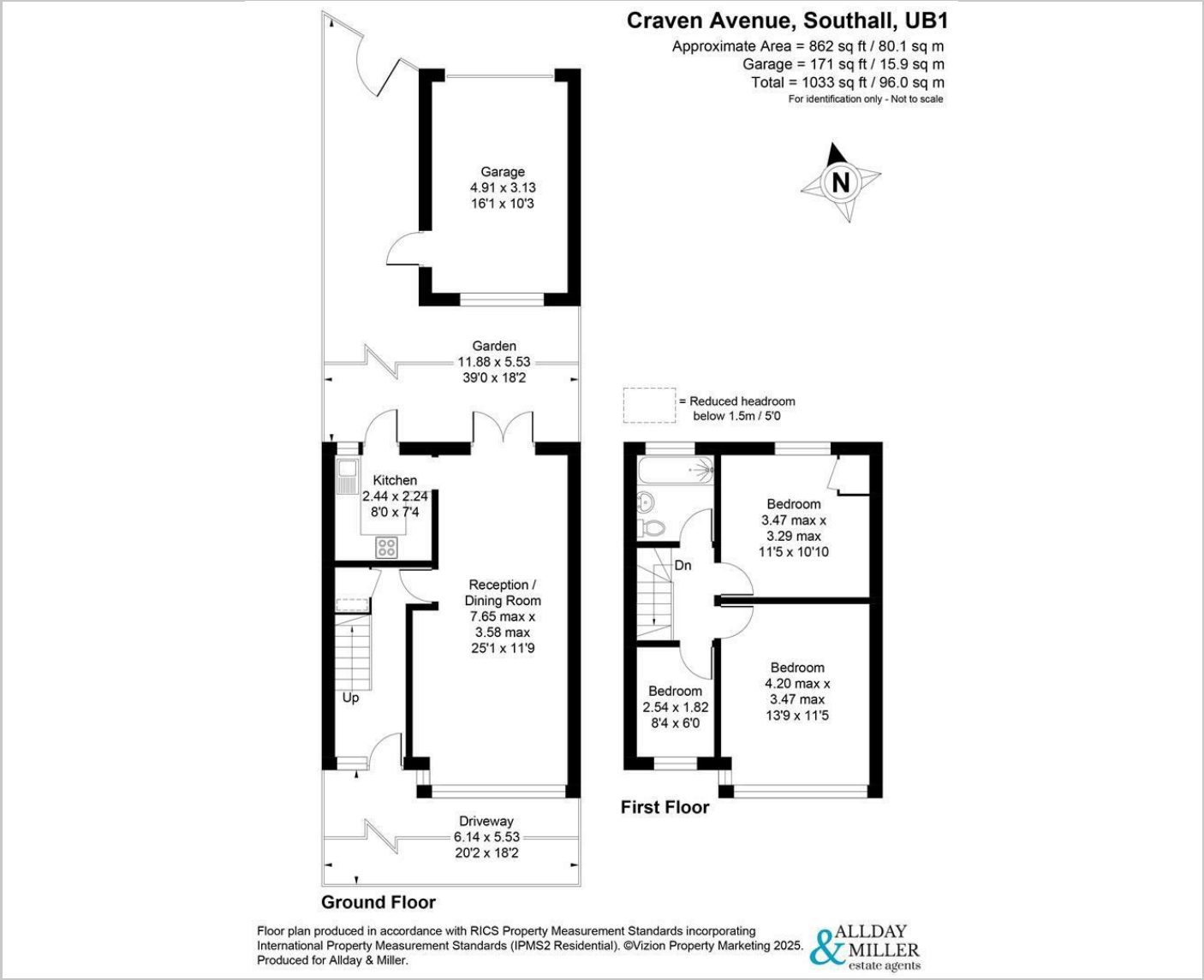
## Situation

The property is located in this quiet residential location offering convenient access to both Southall and Greenford Broadway which offer ample shopping opportunities. There are several bus links on offer to Ealing, Northolt and Uxbridge. Less than a mile walking distance to Greenford High School, Lady Margaret and Allenby Primary Schools. Northolt Station which is serviced by the Central line is 2.4 miles away and Southall mainline station which offers links into London and the surrounding counties is only 1.1 miles away.

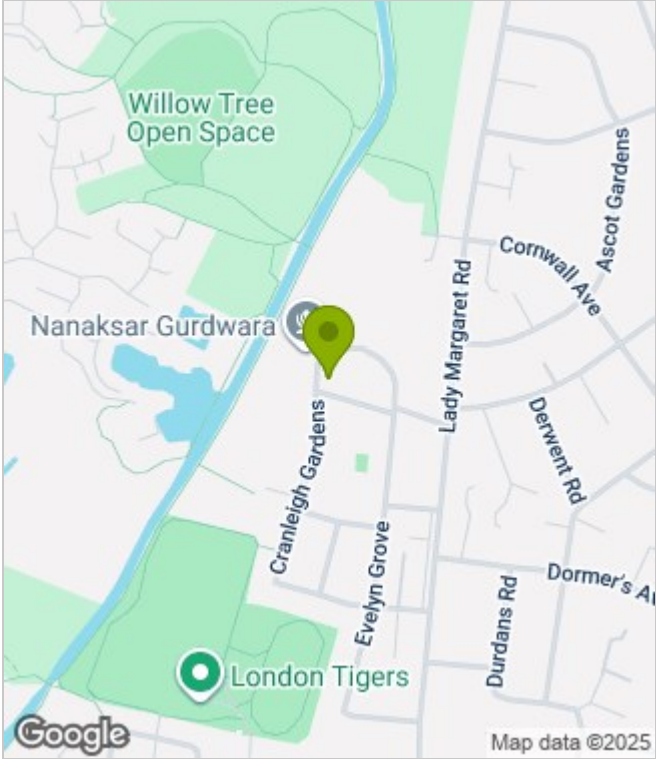




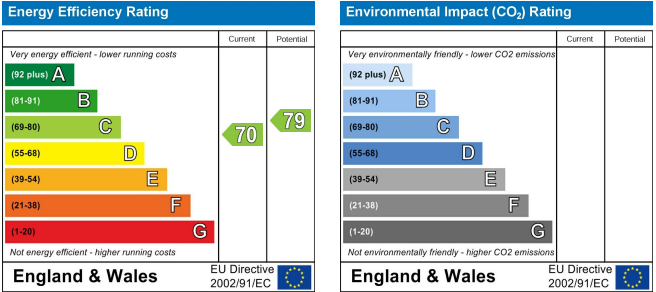
Floor Plans



Area Map



Energy Performance Graph



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