

£325,000

Barnes Avenue

Southall, UB2 5TB



PROPERTY SUMMARY

A well-presented one-bedroom freehold starter home, ideally suited to first-time buyers, investors, or those looking to downsize. The property is arranged over two floors and provides a practical and comfortable layout throughout.

The ground floor features a bright and spacious open-plan reception/dining room measuring over 17 ft in length, creating an excellent living space. The kitchen is conveniently positioned adjacent to the reception area with a breakfast bar and fitted range of units and work surfaces, making efficient use of the available space.

To the first floor is a double bedroom, benefiting from built-in storage and ample room for additional furnishings. The accommodation is complemented by a well-appointed family bathroom suite comprising a panel-enclosed bath, wash hand basin and WC. There is also access to the loft, which provides scope to further extend and possibly add a second bedroom (stpp)

Externally, the property benefits from off-street parking to the front, providing valuable private parking. The freehold tenure, low-maintenance accommodation and convenient location make this an attractive opportunity for a wide range of purchasers.

1



1

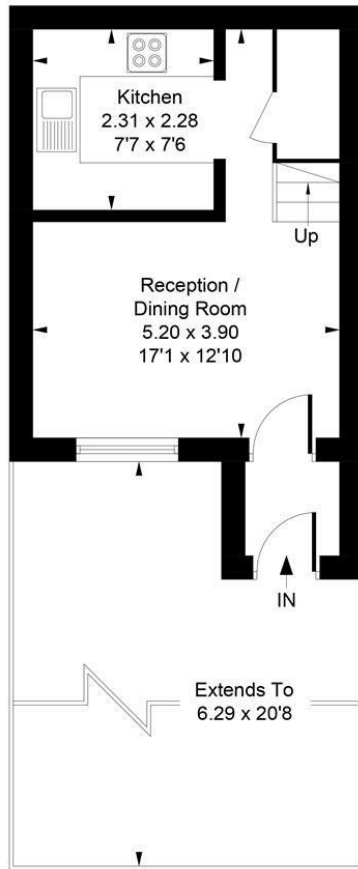


1

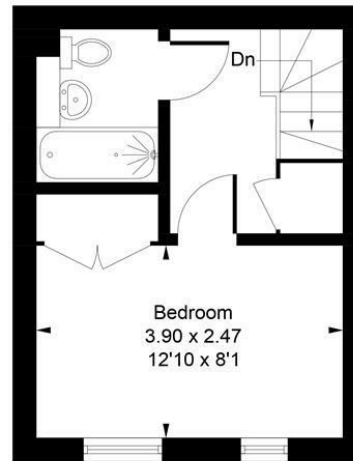




Approximate Gross Internal Area
42.53 sq m / 458 sq ft



Ground Floor



First Floor



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.
© Vizion Property Marketing Produced for Shaw & Co.

LOCAL AUTHORITY

Ealing

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw
& Co**
ESTATE
AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LJ

OFFICE DETAILS
0208 570 7258
heston@shawandcoestates.com