



Craven Avenue, Southall, UB1 2DJ

3/4 Bedroom Family House | 1/2 Reception Rooms | Extended Refitted Kitchen Diner | Shower Room & Bathroom/WC

Rear Garden | Off-Road parking | Boarded Loft with Roof-Line Windows | Large Garage | Vendors Suited with Property to Buy

Offers Over: £435,000

HUNTERS[®]
HERE TO GET *you* THERE

Craven Avenue

Southall, , UB1 2DJ

Hunters Estate Agents are delighted to bring to the market this very-well presented and extended 3/4 bedroom family house. The accommodation comprises of: Spacious lounge, 1/2 reception rooms, 3/4 bedrooms, refitted kitchen diner, boarded loft with roof-line windows, shower room/wc and family bathroom/wc. Externally there is a rear garden, garage and private off-road parking.

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 and 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. Nanaksar Gurdwara can also be found nearby.



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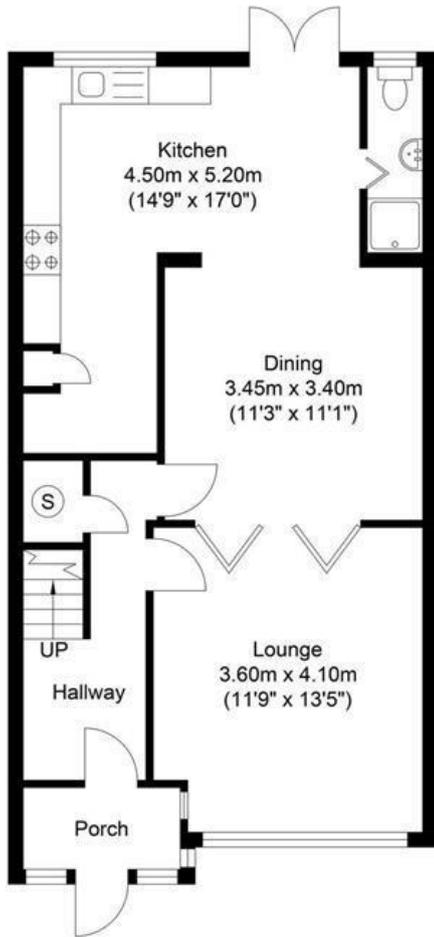


VIEWING ARRANGEMENTS By appointment with Hunters:
31 Coldharbour Lane, Hayes, Middlesex, UB3 3EB

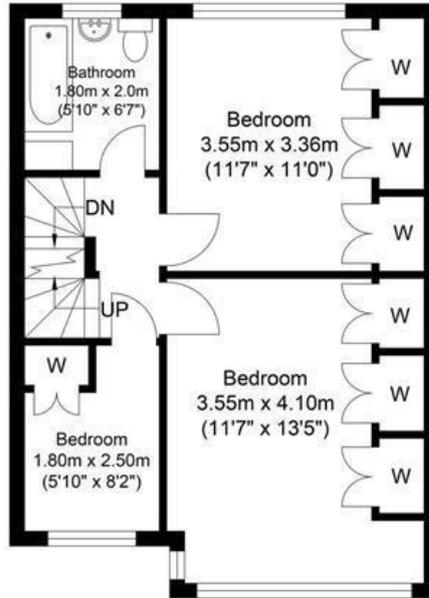
OPENING HOURS
Monday - Thursday: 09:00 - 19:00
Friday: 09:00 - 18:00
Saturday: 09:30 - 16:30
Sunday: closed

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
		76		69	51
<small>Not energy efficient - higher running costs</small>			<small>Not environmentally friendly - higher CO₂ emissions</small>		
<small>EU Directive 2002/91/EC</small>			<small>EU Directive 2002/91/EC</small>		

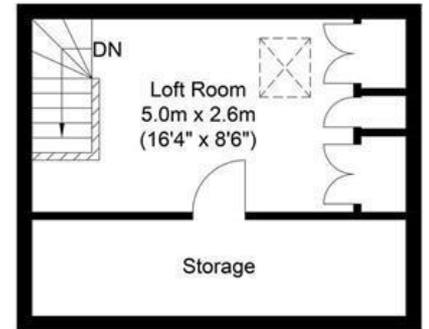
Approx Gross Internal Floor Area : 115.14 sq m. (1239.35 sq. ft.)



Ground Floor



First Floor



Second Floor

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

