

ALLDAY
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Allendale Avenue, Southall, UB1 2SN
£585,000





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- Three/Four Bedroom Home
- Planning Permission Granted For Rear & Loft Extension
- Driveway For Three To Four Cars
- Good Condition Throughout
- Council Tax Band C
- Double Fronted Entrance
- Local Amenities Nearby
- Close Proximity To Lady Margret Road
- Terraced Home With Side Access
- Freehold

Description

This four bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a bright reception room, ideal for both relaxation and entertaining. The ground floor features a well appointed bedroom, a fitted kitchen and a bathroom.

Rising to the first floor, you will discover three additional bedrooms, each offering ample space and natural light.

Outside, the property boasts a front drive that provides off-street parking, a valuable asset in this bustling area. To the rear, a private garden awaits, predominantly laid to lawn, offering the perfect space for outdoor dining and entertainment.

Situation

Situated in the heart of Southall, Allendale Avenue lies within the vibrant and diverse community of West London. Transport links are a major draw for this location. Southall Station is within easy reach, providing access to the Elizabeth Line a key benefit for commuters. For road users, the area provides sensible connectivity. The nearby A40 gives quick access into central London, and there are plentiful bus links to Ealing, Uxbridge, Heathrow, and beyond. Families will appreciate the excellent schooling options within walking distance are: Allenby Primary School (Good Ofsted), Lady Margaret Primary School and Dormers Wells High School, also rated Good.



Allendale Avenue, UB1

Approximate Area = 956 sq ft / 88.8 sq m
(Including Store)
For identification only - Not to scale

Ground Floor

Store

Kitchen 4.71 max x 2.74 max
15'5" x 9'0"

Reception Room 4.87 x 2.99
16'0" x 9'10"

Bedroom 3.21 max x 2.08 max
10'6" x 6'10"

Garden 14.92 x 7.77
48'11" x 25'6"

Extends To 6.48 x 21'3"

First Floor

Bedroom 4.41 max x 2.13 min
14'6" x 7'0"

Bedroom 3.79 max x 2.58 max
12'5" x 8'6"

Bedroom 4.68 max x 2.18 max
15'4" x 7'2"

Dn

= Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
Produced for Allday & Miller.

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estate agents

A map of the Spikes Bridge Park area in London. The map shows a network of streets including Cranleigh Gardens, Evelyn Grove, Spikes Bridge Park, Somerset Rd, Cornwell Ave, Allenby Rd, Dormer's Ave, North Rd, Masfield Ave, Burns Ave, North Ave, East Ave, and Carlyle Ave. Key landmarks are marked with icons: a red house icon for Somerset Family Health Practice, a red house icon for Jubilee Gardens Medical Centre, and a blue and white icon for Nanaksar Gurdwara. A green pin is placed on the map near the intersection of Evelyn Grove and Dormer's Ave. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		78 66		England & Wales EU Directive 2002/91/EC	

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