



Montague Way, Southall, UB2 5PA
Guide Price £525,000

DBK
ESTATE AGENTS



This larger-than-average terraced home offers approximately 1,112 sq. ft of well-presented living space.

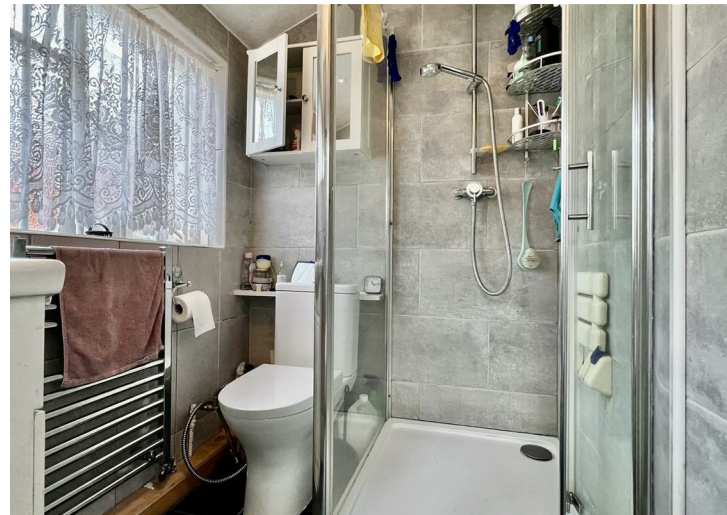
The property features three generously sized double bedrooms, a bright through lounge, and a well-proportioned kitchen as well as a ground floor shower room with WC that is complemented by a separate additional WC.

Outside, the rear garden includes gated access and a brick-built shed while the front garden provides a welcoming entrance with on-street parking available.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.

Key Features

- **Larger than Average Accommodation + Well Presented Throughout**
 - **Terrace Home**
 - **Circa 1,112 Sq.Ft**
 - **Three Double Bedrooms**
 - **Through Lounge**
 - **Well Proportioned Kitchen**
- **Ground Floor Shower Room/ WC + Separate WC**
- **Rear Garden with Rear Gated Access**
 - **Brick Shed**
- **Front Garden + On Street Parking**



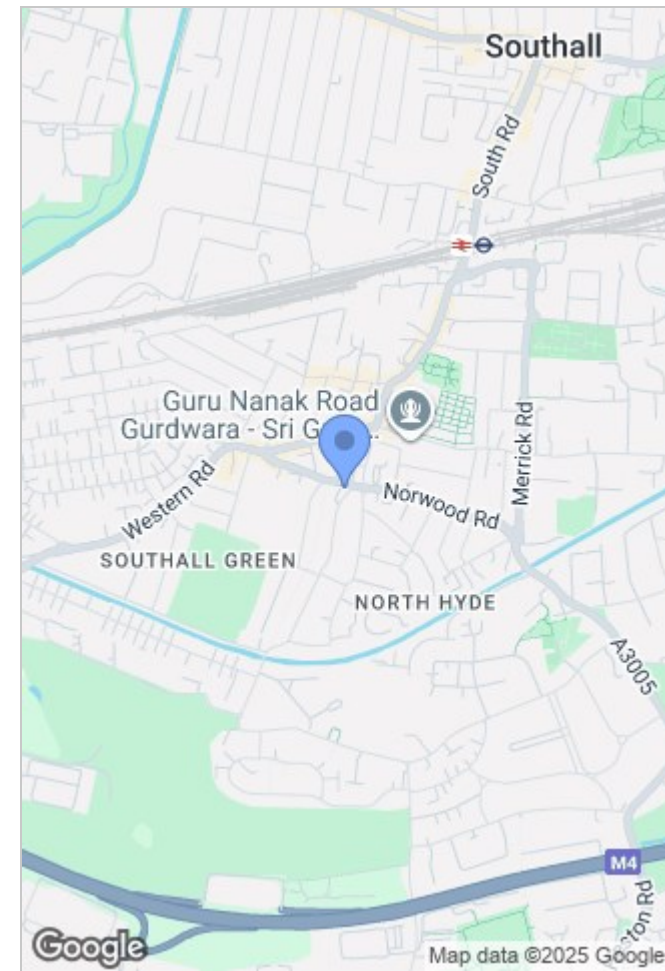
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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