



Kelvin Gardens, Southall, UB1 2SX
Guide Price £625,000

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Situated on a cul de sac road this beautifully presented and recently renovated extended semi-detached home offers stylish modern living in a spacious and well-designed setting. Finished to a high standard throughout, the property combines contemporary interiors with practical family spaces.

Upstairs, there are three well-proportioned bedrooms, a chic family bathroom, and an additional loft room that provides flexible space for a home office, playroom or guest bedroom.

The ground floor features a bright and open-plan layout that includes a large reception and dining area, flowing seamlessly into a fashionable kitchen complete with integrated appliances and a breakfast bar. A ground floor WC adds to the everyday convenience.

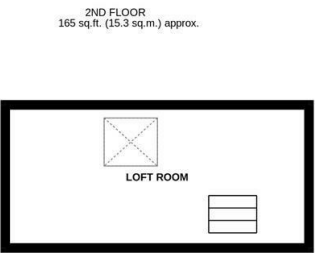
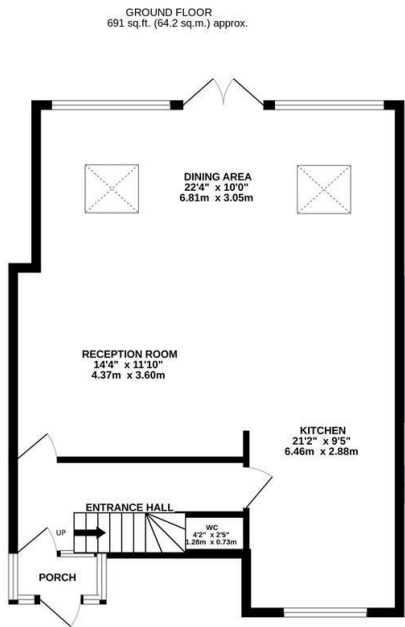
Externally, the property boasts a large landscaped rear garden with side access, perfect for outdoor entertaining and family enjoyment, while the front driveway provides off-street parking for two vehicles.

Situated just off the popular Lady Margaret Road the property is conveniently located nearby to an ample array of local amenities and reputable schools such as Greenford High School scoring OUTSTANDING by OFSTED. Southall & Hanwell Overground Stations (Elizabeth Line) can be found within close proximity and for motorists the A40/ M40 lies close by connecting you to neighbouring towns. There is easy access to the 105 and 95 bus routes as well as the local library and medical centre.

Key Features

- Recently Renovated with Modern Interior
 - Extended Semi-Detached Home
 - Three Bedrooms + Loft Room
 - Open Plan Ground Floor
 - Fashionable Kitchen with Integrated Appliances + Breakfast Bar
 - Chic Family Bathroom
 - Ground Floor WC
 - Large Reception + Dining Area
 - Chic Family Bathroom
 - Ground Floor WC
- Large Landscaped Rear Garden with Side Access
 - Front Driveway for Two Vehicles



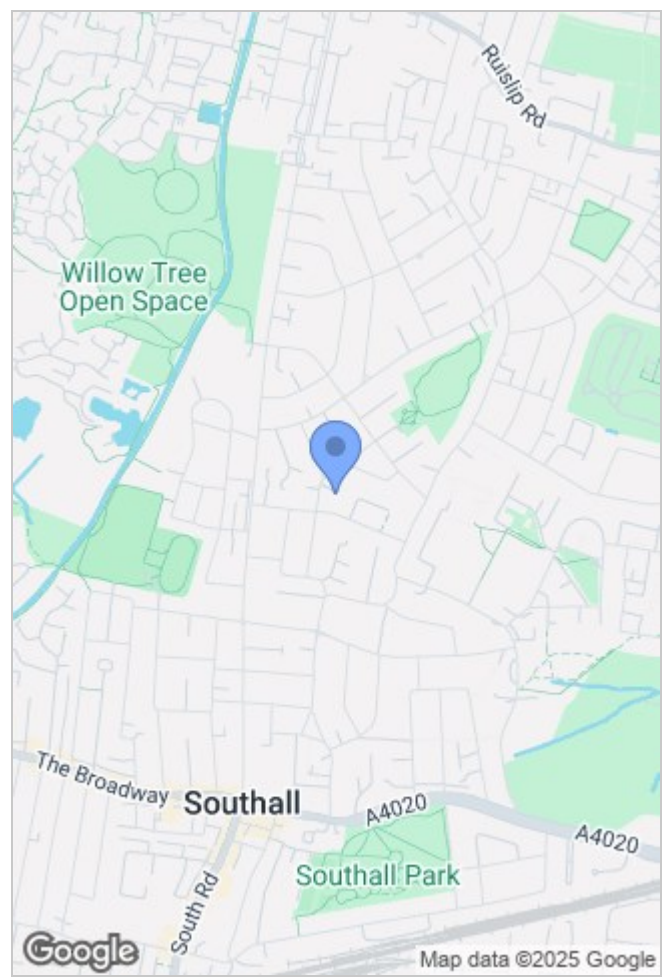


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TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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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