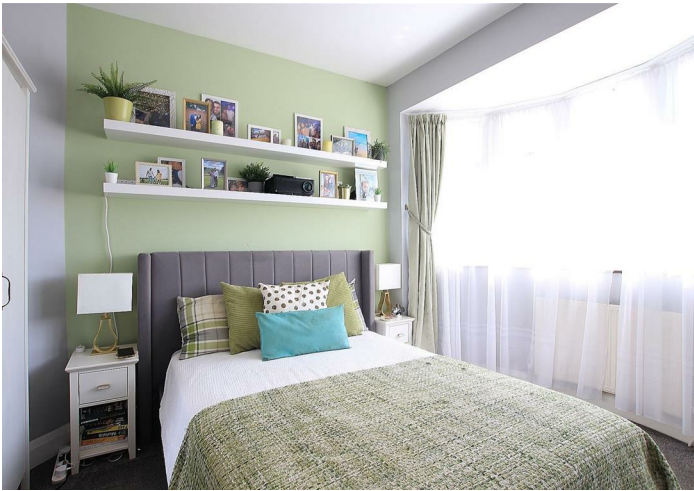




**Cedar Grove, Southall, UB1 2XD**  
**Guide Price £514,500**

**DBK**  
ESTATE AGENTS





## Cedar Grove, Southall, UB1 2XD

### Guide Price £514,500

This beautifully extended end-of-terrace property offers stylish living space perfect for modern family life.

With a fashionable interior throughout, this home features three well-appointed bedrooms and a bright reception room. The modern extended kitchen/diner is complete with integrated appliances (microwave, oven, 5 ring hob and dishwasher), providing the ideal setting for cooking and dining. The property also includes a family bathroom and a convenient ground floor shower room, catering to the needs of a busy household.

Outside, you'll find a well-maintained rear garden with side gated access, a detached garage with vehicle access and a front garden with stamp cement for off-street parking, providing both convenience and practicality. The property had new double-glazed windows installed in 2022 as well as an extension built in 2018 with all new plastering and electric rewiring.

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 can be found within close proximity and for motorists the A40/ M40 lies close by connecting you to neighbouring towns.



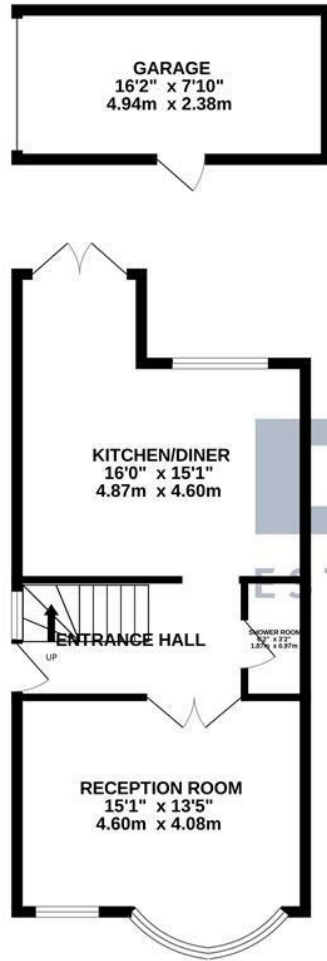
## Key Features

- **Extended End of Terrace Property Circa 860 Sq.Ft**
  - **Fashionable Interior Throughout**
    - **Three Bedrooms**
    - **Reception Room**
  - **Modern Extended Kitchen/ Diner with Integrated Appliances**
    - **Family Bathroom**
    - **Ground Floor Shower Room**
  - **Rear Garden with Side Gated Access**
  - **Detached Garage with Vehicle Access**
  - **Front Garden with Off Street Parking**

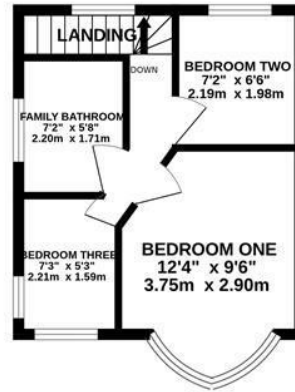




GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



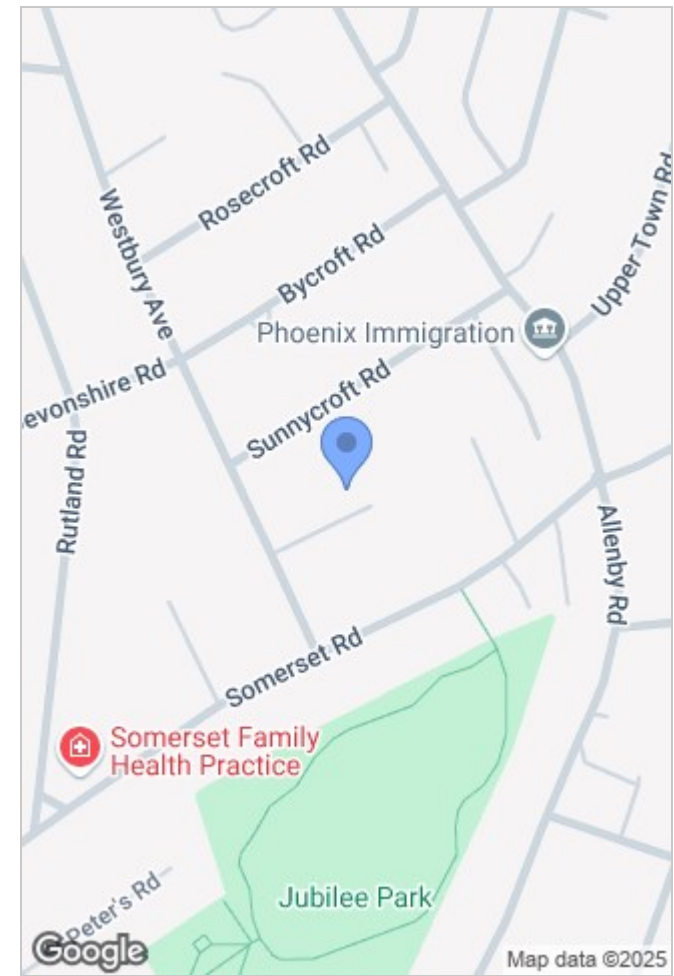
1ST FLOOR  
260 sq.ft. (24.1 sq.m.) approx.



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TOTAL FLOOR AREA : 860 sq.ft. (79.9 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		86
(81-91) B		
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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