



Wentworth Road, Southall, UB2 5TT
Guide Price £585,000

DBK
ESTATE AGENTS



This brand newly refurbished extended terrace home has been finished to a high standard throughout and comes with NO ONWARD CHAIN!

The property features three well-proportioned bedrooms, complemented by two bright and versatile reception rooms that provide ample space. The new modern kitchen is fitted with integrated appliances and contemporary units, designed with both aesthetics and functionality in mind. A ground floor shower room adds everyday convenience, while the stunning first floor bathroom offers a luxurious space to unwind.

Externally, the home benefits from a rear garden with gated access, perfect for outdoor enjoyment, as well as a front garden and access to on-street parking.

The property also presents scope for further development, subject to planning permission, offering exciting potential for future enhancement.

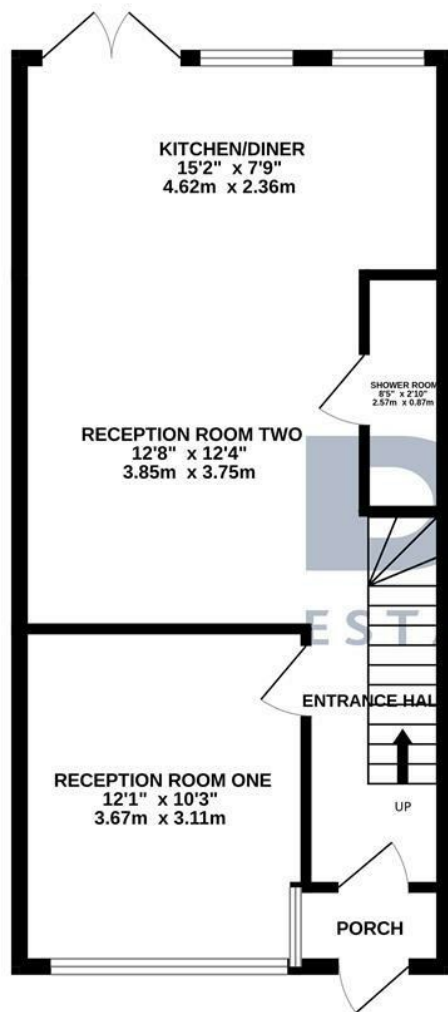
Ideally situated moments away from Southall King Street providing local amenities such as fast food restaurants, shops and a 24 hour access gym. There are also excellent nearby transport links located nearby such as; Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools. For motorists the A4/ M4 and A40 fall within a short drive.

Key Features

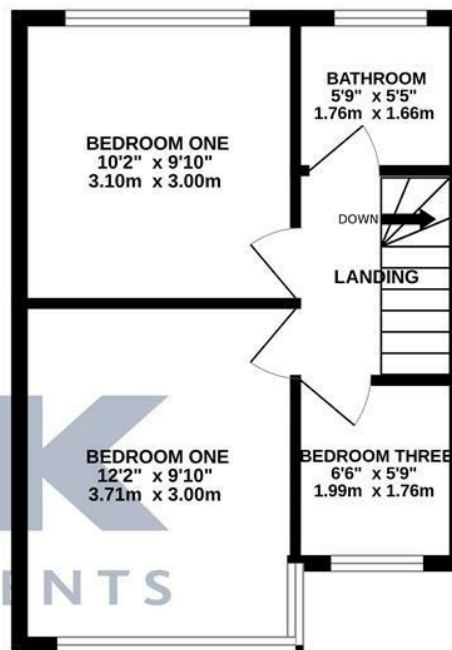
- **Brand Newly Refurbished Throughout**
 - **Extended Terrace Home**
 - **High Specifications**
 - **Three Bedrooms**
 - **Two Reception Rooms**
 - **New Modern Kitchen with Integrated Appliances**
 - **Stunning First Floor Bathroom**
 - **Ground Floor Shower Room**
 - **Rear Garden with Rear Gated Access + Front Garden with On Street Parking**
 - **Scope for Further Development (stpp)**



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

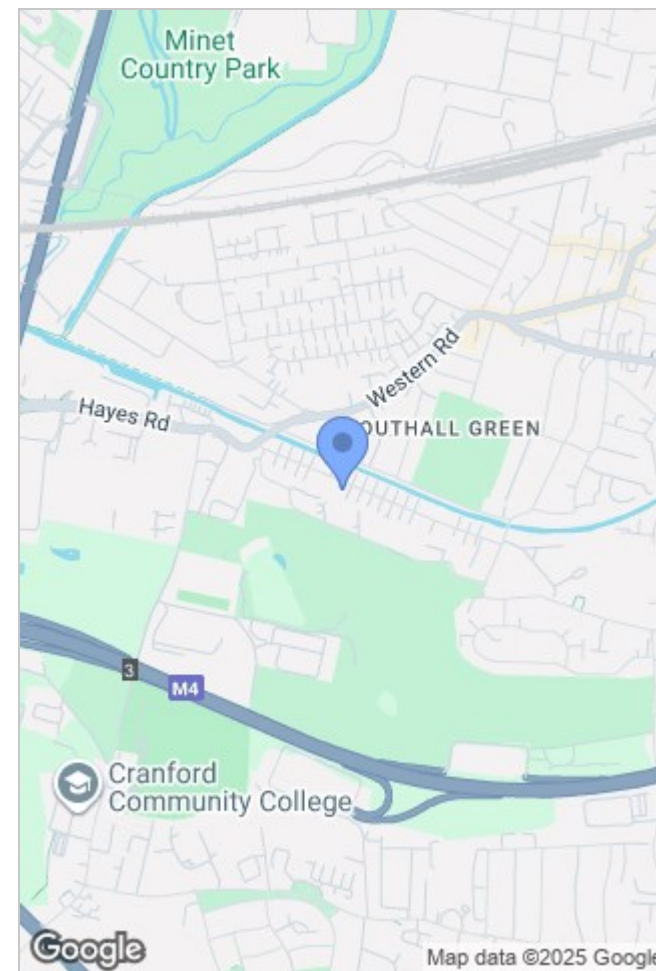


1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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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