



Burket Close, Southall, UB2 5NR
Guide Price £505,000

DBK
ESTATE AGENTS



Situated on a leafy residential road directly opposite the picturesque Grand Union Canal, this beautifully modernised end of terrace family home offers stylish accommodation and generous outdoor space.

Extending to approximately 871 sq. ft., the property features three bedrooms, a bright and spacious L-shaped reception room/diner and a modern fitted kitchen. Upstairs, the modern family bathroom serves the bedrooms.

Externally, the property benefits from a large rear garden with gated rear access, leading to a garage and private parking space, a highly desirable feature in this location. To the front, there is an additional garden area and unrestricted street parking nearby.

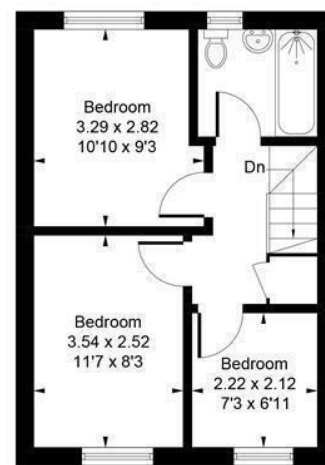
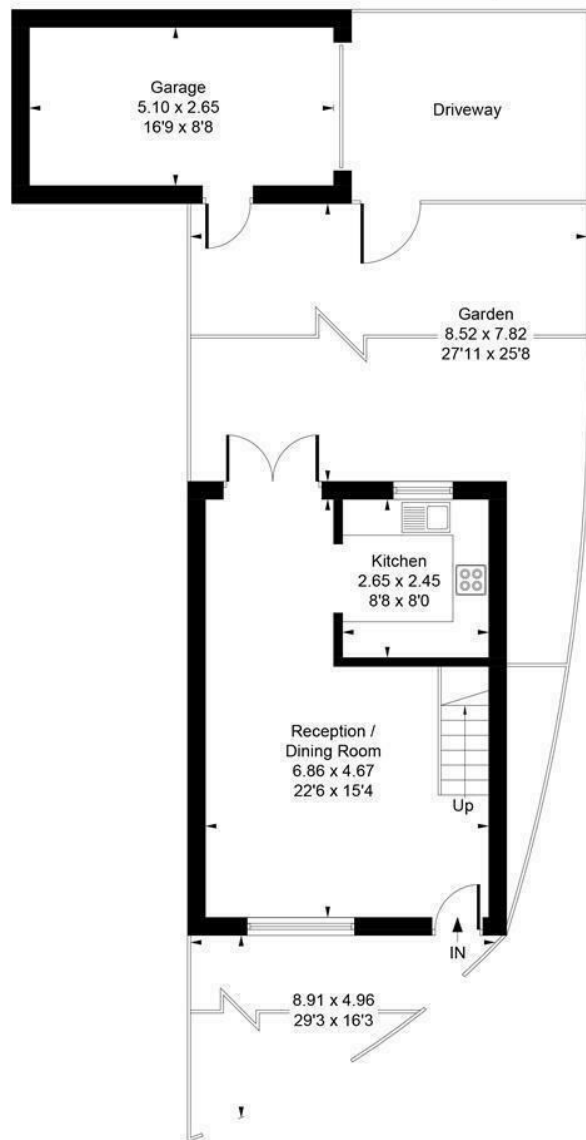
Sited within walking distance to excellent nearby transport links such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 and A40 can be found within close proximity. Reputable schools such as Khalsa Primary School, Norwood Green Junior School and Featherstone High School can all be found within a short walk.

Key Features

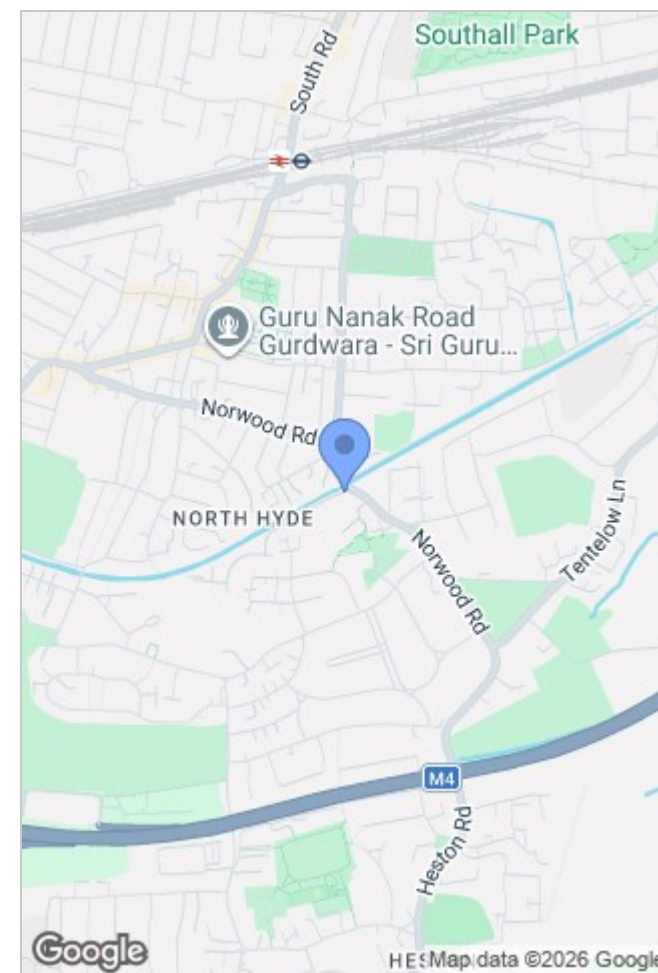
- **Modernised End of Terrace Family Home**
 - **Garage at Rear of Garden with Parking Space**
 - **Three Bedrooms**
 - **L Shaped Reception Room/ Diner**
 - **Modern Kitchen**
 - **Family Bathroom**
- **Large Rear Garden with Rear Gated Access**
- **Front Garden + Additional Street Parking**
- **Leafy Residential Road + Set Opposite the Grand Union Canal**
 - **Circa 871 Sq.Ft**



Approximate Gross Internal Area = 67.00 sq m / 721 sq ft
Garage = 13.90 sq m / 150 sq ft
Total = 80.90 sq m / 871 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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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