



**Trinity Road, Southall, UB1 1ES**  
**Guide Price £575,000**

**DBK**  
ESTATE AGENTS



This beautifully extended and modernised terraced home is arranged over THREE floors, offering contemporary style and space.

The property boasts FOUR well-proportioned bedrooms, including an impressive principal suite in the loft, enhanced by a dormer conversion. Three chic and stylish bathrooms (one on each floor) provide convenience. On the ground floor, the through lounge creates an ideal setting for both opening to a stunning extended kitchen featuring sleek finishes and integrated appliances.

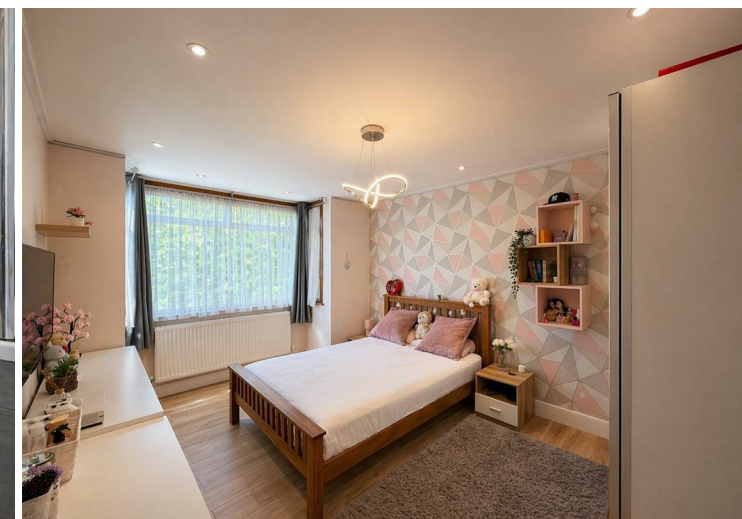
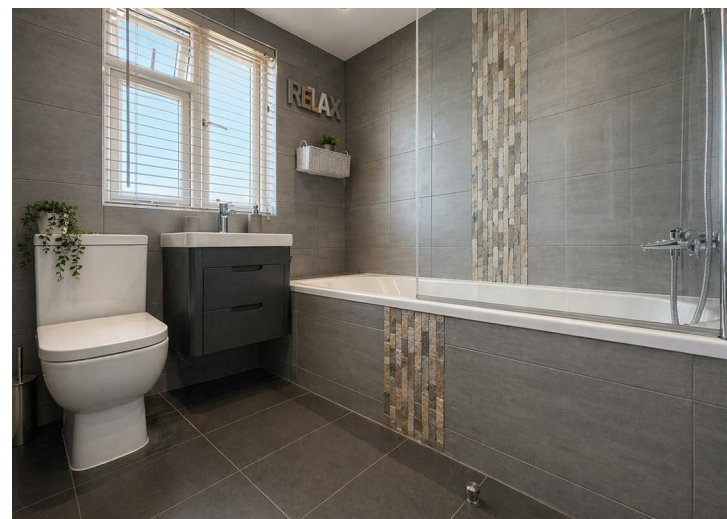
The rear garden has been thoughtfully designed and includes rear access, along with a versatile brick-built outbuilding complete with its own shower room.

Further benefits include a charming front garden and on-street parking available via permit.

Sited less than 0.5 miles from Southall Station (Elizabeth Line) and within walking distance to the renowned Southall Broadway offering an ample array of amenities such as Retail Shops, Pharmacies, Restaurants and Transport links to neighbouring Towns. Reputable schools include Villiers High School, Yeading Infant and Nursery School and Tudor Primary School are a stones throw away from the property, all schools scoring OUTSTANDING by OFSTED. For motorists the A40, M4 and M25 can be found within a short drive.

## Key Features

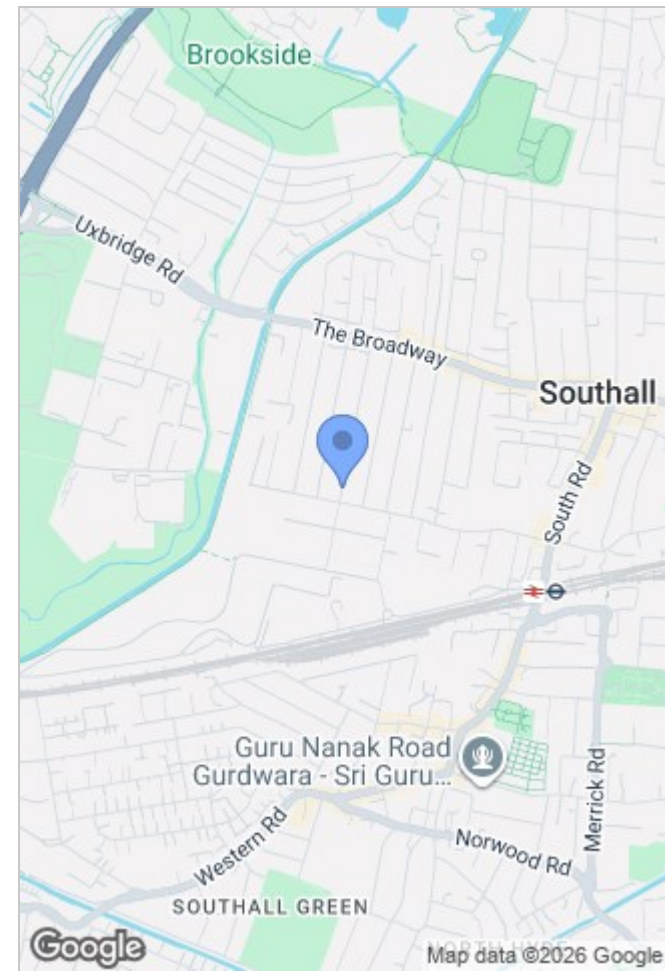
- **Extended + Modernised Terrace Home**
  - Arranged Over Three Floors
- **Four Bedrooms - Bedroom One in loft with Dormer Conversion**
  - **Three Chic Bathrooms**
  - **Through Lounge**
- **Stylish Extended Kitchen with Integrated Appliances**
- **Landscaped Rear Garden with Rear Access**
  - **Brick Out Building with Shower Room**
  - **Front Garden**
  - **On Street Parking - Permit Required**
  - **Walking Distance to Southall Station (Elizabeth Line)**





Total Area: 155.3 m<sup>2</sup> ... 1671 ft<sup>2</sup>

All measurements are approximate and for display purposes only  
 This floor plan is provided for illustrative purposes only  
 All measurements, areas and layouts are approximate  
 and have been prepared from on-site observations and available information at the time of inspection.



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	
		65	74

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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