



Scotts Road, Southall, UB2 5DQ
Guide Price £615,000

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This beautifully presented terraced home has been recently extended and refurbished throughout. The property features a substantial 6m rear extension and includes an impressive outbuilding with its own separate council tax.

Inside, the open-plan ground floor creates a bright and spacious environment, seamlessly connecting the chic kitchen complete with high-quality integrated appliances to the reception and dining areas. A stunning ground floor shower room and WC add both convenience and style. Upstairs, there are three well-proportioned bedrooms and a breath-taking family bathroom suite, finished to an exceptional standard.

Externally, the home boasts a large rear garden with rear access, along with a neatly maintained front garden and on-street parking (permit required).

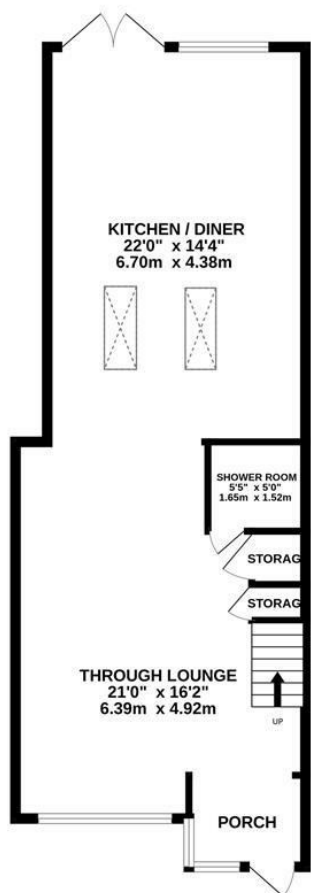
Ideally established in the heart of the town, this property is situated moments away from Southall King Street providing local amenities such as fast food restaurants, shops and 24 hour access gyms. There are also excellent nearby transport links located nearby such as; Southall Station connecting commuters 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. In addition, the M4 and A40 are located within a short drive from the property.

Key Features

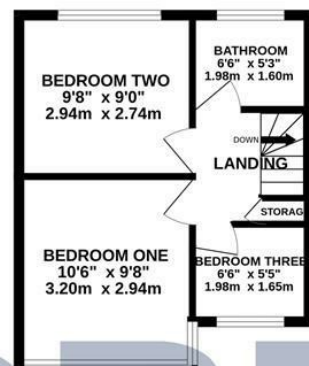
- Recently Extended + Refurbished Throughout
- Terrace Property with 6m Rear Extension + Out Building with Sep. Council tax
 - Three Bedrooms
- Open Plan Ground Floor Kitchen/ Reception + Dining Area
- Chic Kitchen with Integrated Appliances
 - Breath-taking Family Bathroom Suite
- Stunning Ground Floor Shower Room/ WC
 - Large Rear Garden with Rear Access
- Front Garden + On Street Parking Available (Permit Required)
 - Circa 1,338 Sq.Ft



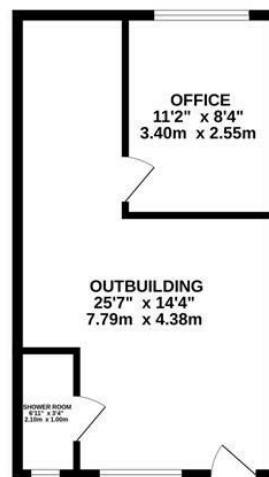
GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



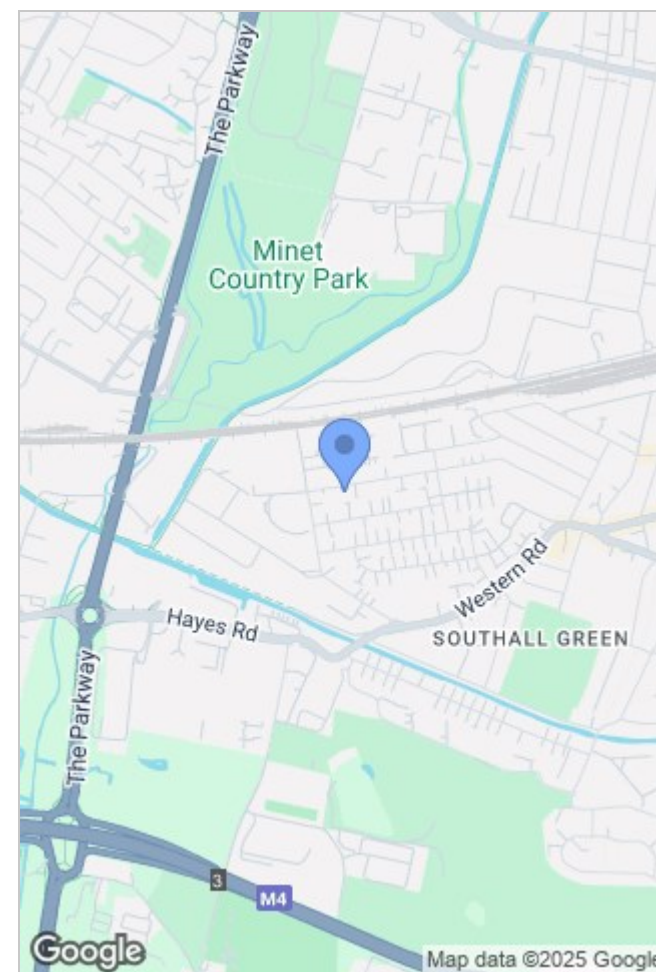
OUTBUILDING
367 sq.ft. (34.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1338 sq.ft. (124.3 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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