



Dormers Avenue, Southall, UB1 2SP
Guide Price £550,000

DBK
ESTATE AGENTS



Offered to the market CHAIN FREE, this extended terrace home provides approximately 1,119 sq. ft of accommodation and further scope for development (stpp).

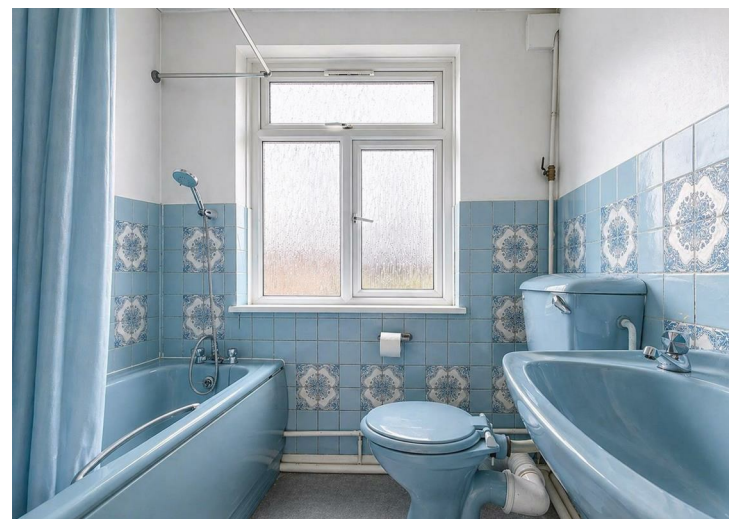
The property boasts three well-proportioned bedrooms and a bright, 'L'-shaped through lounge. To the rear, you'll find an extended kitchen/diner, perfect for modern family living, complemented by a conservatory that offers additional reception space and overlooks the garden. Practicality is key, with a ground floor shower room/WC alongside a family bathroom upstairs.

Externally, the home features a generous rear garden with a useful brick-built shed and rear access. To the front, there is a private garden with off-street parking.

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 Dormers Wells Primary School and 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.

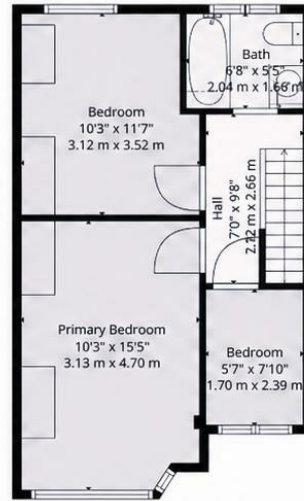
Key Features

- Chain Free
- Extended Terrace Home Circa 1,119 Sq.Ft
 - Three Bedrooms
 - 'L' Shaped Through Lounge
 - Extended Kitchen/ Diner
 - Family Bathroom
- Conservatory + Ground Floor Shower Room/ WC
- Lengthy Rear Garden with Brick Shed
 - Rear Access
- Front Garden with Off Street Parking



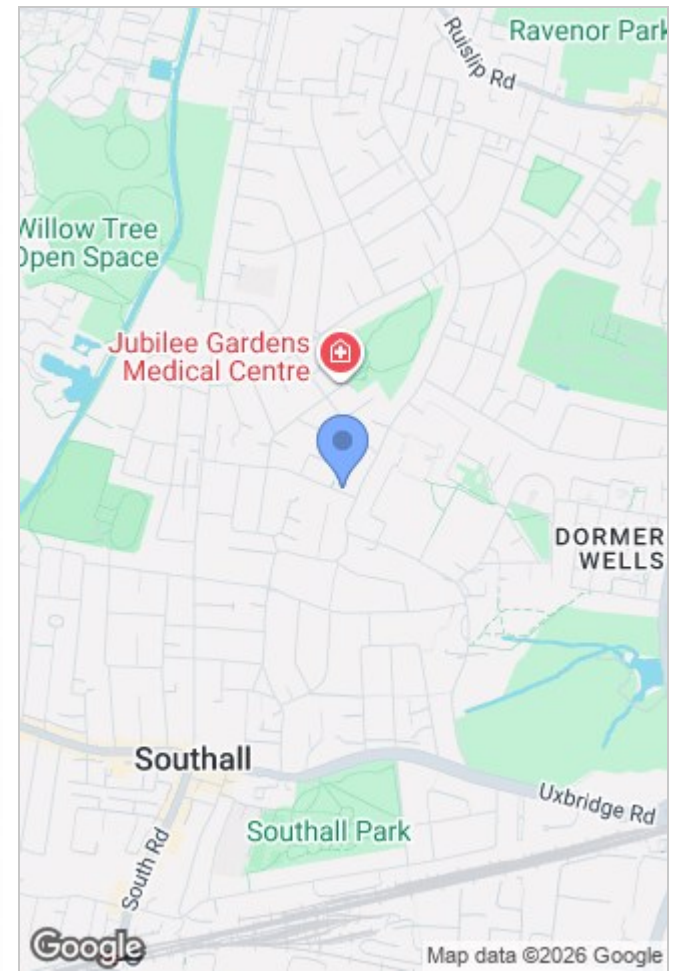


Floor 1



Floor 2

TOTAL: 1119 sq. ft, 104 m2
FLOOR 1: 702 sq. ft, 65 m2, FLOOR 2: 417 sq. ft, 39 m2
EXCLUDED AREAS: WALLS: 80 sq. ft, 8 m2



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		71	79
		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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