



**Lea Road, Southall, UB2 5PZ**  
**Guide Price £500,000**

**DBK**  
ESTATE AGENTS



Offered to the market CHAIN FREE, this recently refurbished terraced home is presented in excellent decorative order throughout and offers potential for further extension, subject to planning permissions.

The accommodation comprises of three bedrooms, a spacious through lounge alongside a newly fitted contemporary kitchen. Completing the property is a stylish ground floor family bathroom suite finished to a high standard.

Externally, the property benefits from a generous rear garden with a useful brick-built shed and rear access. To the front, a private garden. On-street permit parking is available.

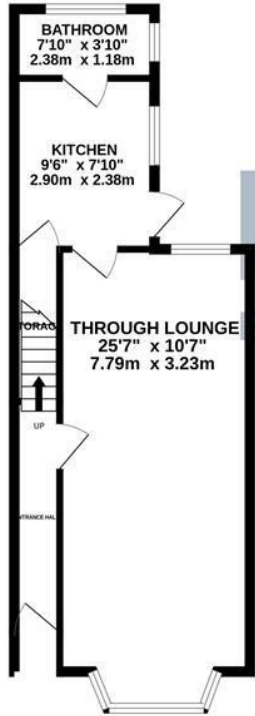
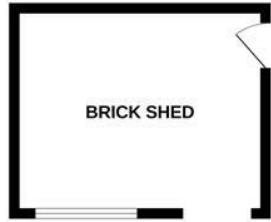
Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.

## Key Features

- Chain Free
- Recently Refurbished + In Good Order Throughout
- Terrace Home with Scope for Development (stpp)
  - Three Bedrooms
  - Through Lounge
  - New Modern Fitted Kitchen
- Stylish Ground Floor Family Bathroom Suite
  - Lengthy Rear Garden with Brick Shed + Rear Access
- Front Garden + On Street Parking - Permit Required
- Walking Distance to Southall Station (Elizabeth Line)



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



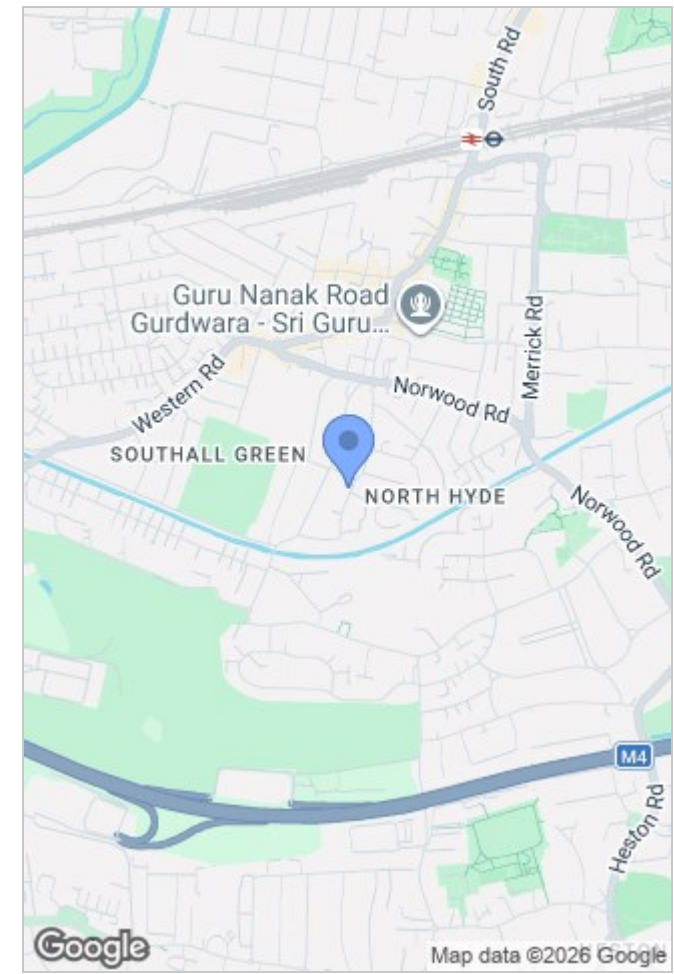
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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 <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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