





This beautifully presented home has been recently refurbished throughout to an exceptional standard. Arranged over three impressive floors and offering approximately 2,348 sq.ft of living space, it provides remarkable flexibility for modern family life.

There are six generously sized bedrooms, with the option to create a seventh if desired, and five are fitted with bespoke wardrobes. The heart of the home is a stunning large extended reception and dining room, perfect for entertaining, complemented by an additional reception room. The modern extended kitchen has been thoughtfully designed with contemporary finishes and ample workspace. Three stylish bathrooms, beautifully appointed with high-quality fixtures, serve the home across the different levels.

To the rear, a private garden with its own access provides a peaceful retreat, complete with a brick-built shed for storage. A garage to the side adds further practicality, while the secure gated driveway at the front offers ample off-street parking.

Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as Khalsa Primary School, Norwood Green Infant and Nursery School, Featherstone High School and Heston Community School can be found nearby.

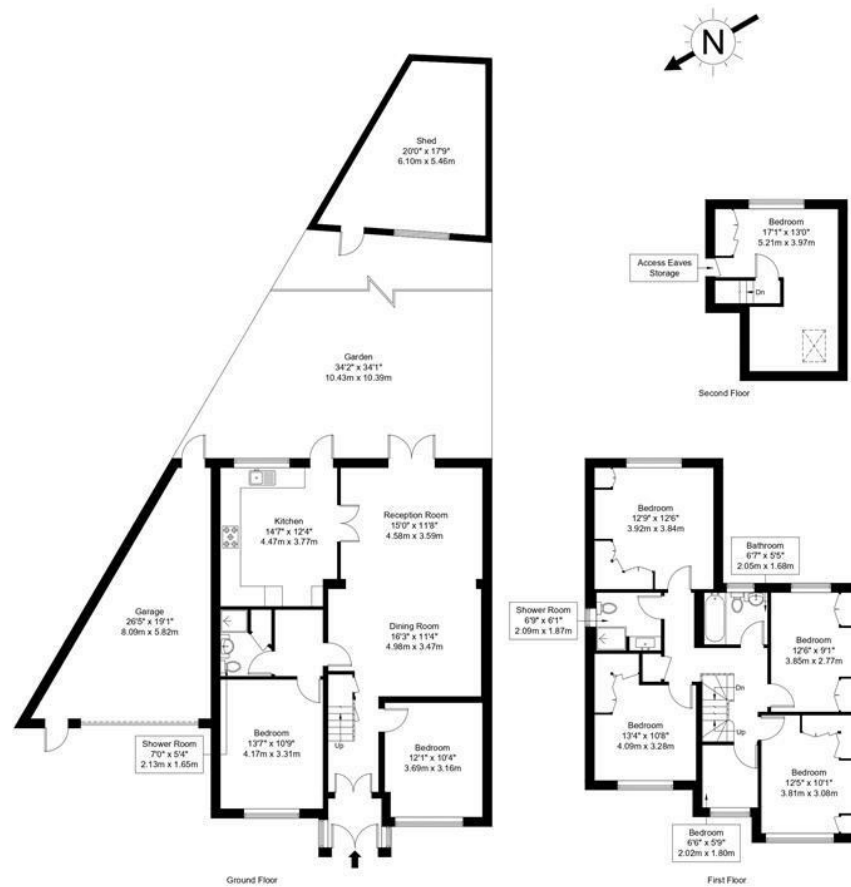
Key Features

- Recently Refurbished Throughout + Arranged Over Three Floors
- Six/ Seven Bedrooms (Five with Fitted Wardrobes)
- Large Extended Reception + Dining Room
 - Modern Extended Kitchen
 - Additional Reception Room
 - Three Stylish Bathrooms
- Rear Garden with Own Access
- Garage to Side + Brick Shed in Garden
- Secure Gated Front Driveway with Ample Off Street Parking
 - Circa 2,348 Sq.Ft



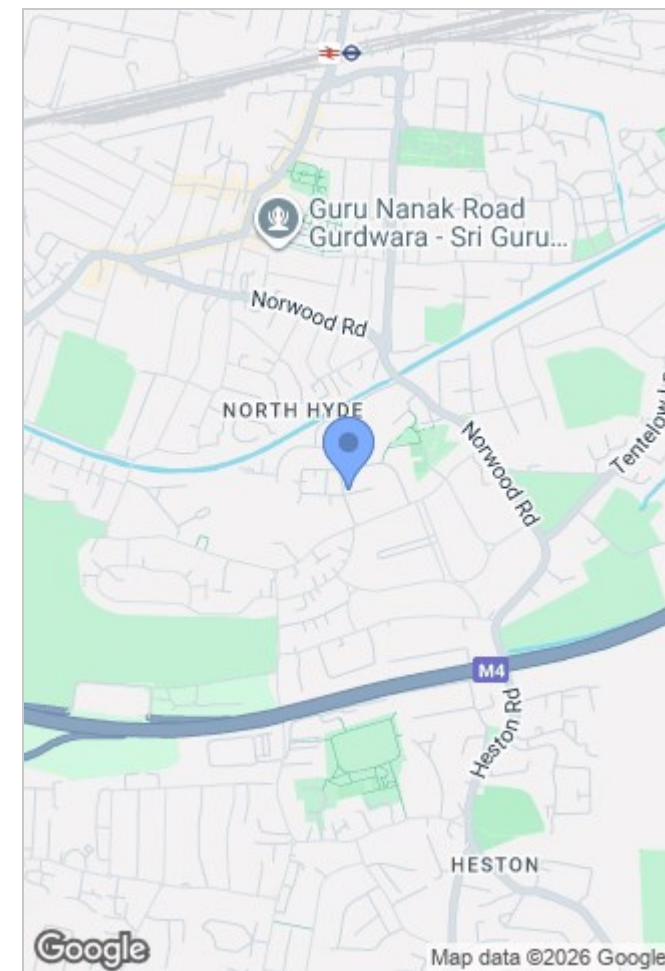
Ditton Road, UB2 5RZ

Approx Gross Internal Area = 218.14 sq m / 2348 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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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