



Bulls Bridge Road, Southall, UB2 5LU
Guide Price £525,000

DBK
ESTATE AGENTS



Offered to the market CHAIN FREE, this well-presented semi-detached family home provides spacious accommodation and exciting scope to extend or remodel, subject to the necessary planning permissions.

The ground floor comprises a bright and spacious through lounge together with a fitted kitchen overlooking the rear garden. Upstairs, the property offers three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a generous rear garden with convenient side gated access, while to the front there is a garden and off-street parking. A garage to the side further enhances the property's excellent development potential, offering scope for a side extension or conversion (STPP).

Ideally situated just moments from Tesco Extra, Costco and Southall's vibrant King Street, the property benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants and 24-hour gyms. Excellent transport links are close by, with both Southall and Hayes & Harlington stations providing fast Elizabeth Line services into Central London, Heathrow Airport and beyond, while an extensive network of local bus routes offers convenient connections to Heathrow and neighbouring towns. The property also falls within the catchment area for a number of well-regarded primary and secondary schools, making it an excellent choice for families.

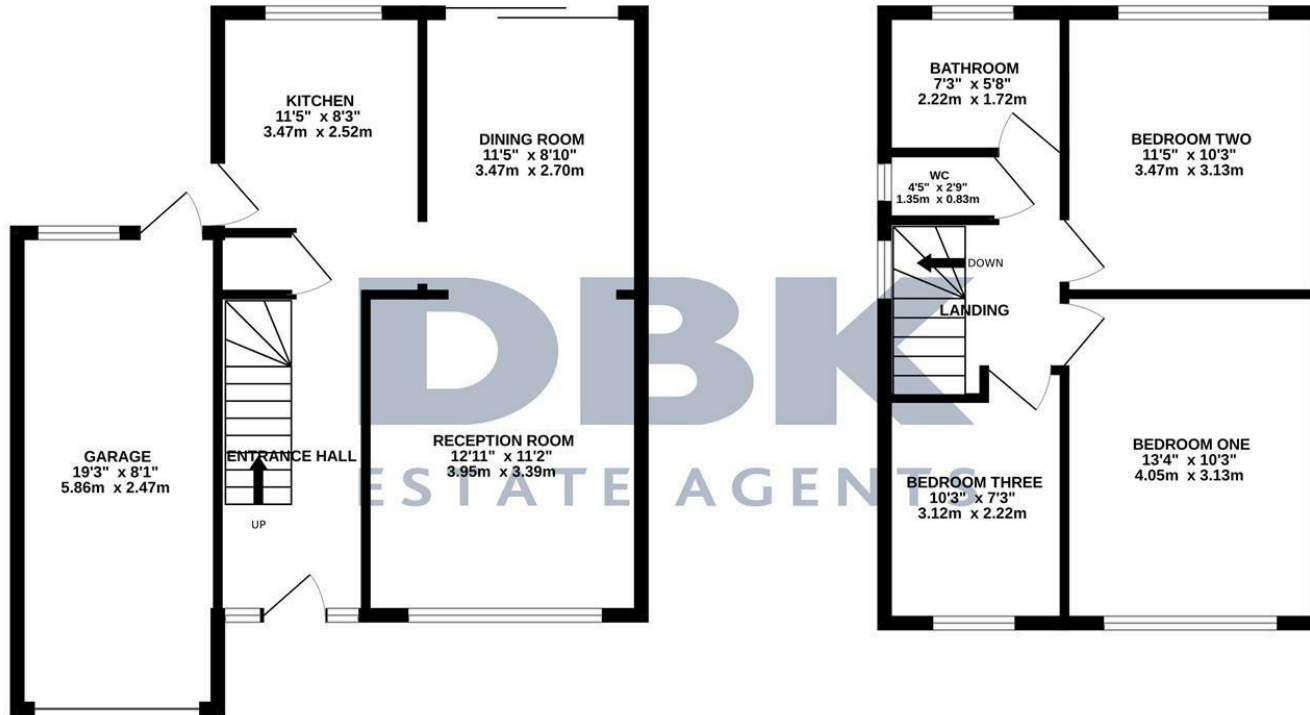
Key Features

- Chain Free + Well Presented Throughout
- Wealth of Development Opportunity (stpp)
- Semi-Detached home with Garage to Side
 - Three Bedrooms
 - Through Lounge
 - Kitchen
- Family Bathroom with Sep. WC
- Rear Garden with Side Gated Access
- Front Garden + Off Street Parking



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

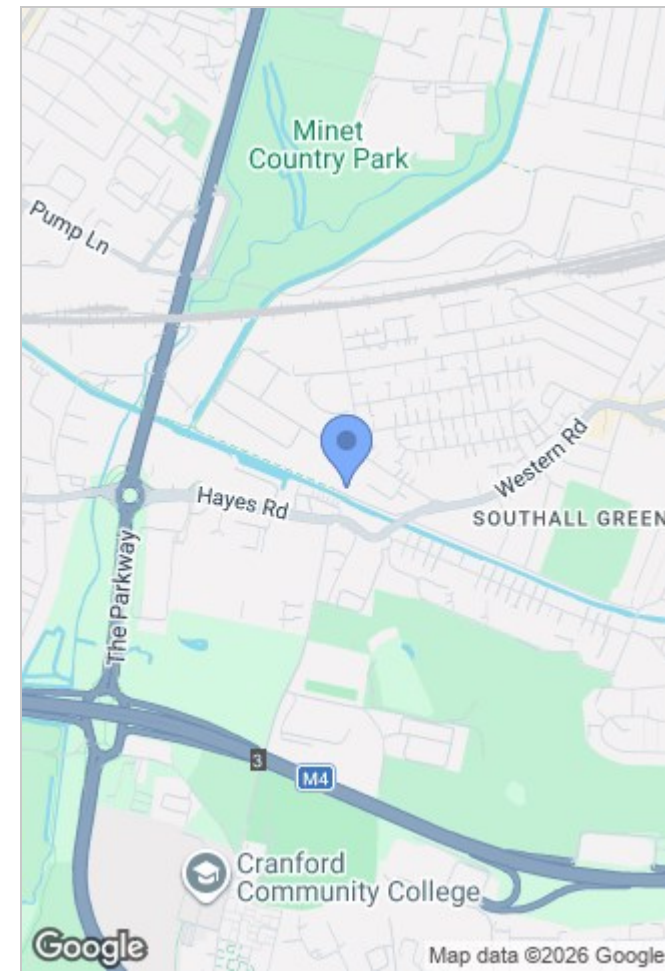
1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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