



St. Peters Road, Southall, UB1 2TL
Guide Price £519,950

DBK
ESTATE AGENTS



Offered to the market chain free, this well-presented terraced home provides excellent outside space and further scope for development, subject to the necessary planning permissions (STPP).

The ground floor features two separate reception rooms alongside a modern fitted kitchen. Upstairs are three bedrooms and a family bathroom, creating a practical layout ideally suited to family living.

Externally, the property benefits from a rear garden with gated access and a garage. To the front is a private garden with off-street parking, adding further everyday convenience.

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 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. There is easy access to the 105 and 95 bus routes as well as the local library and medical centre.

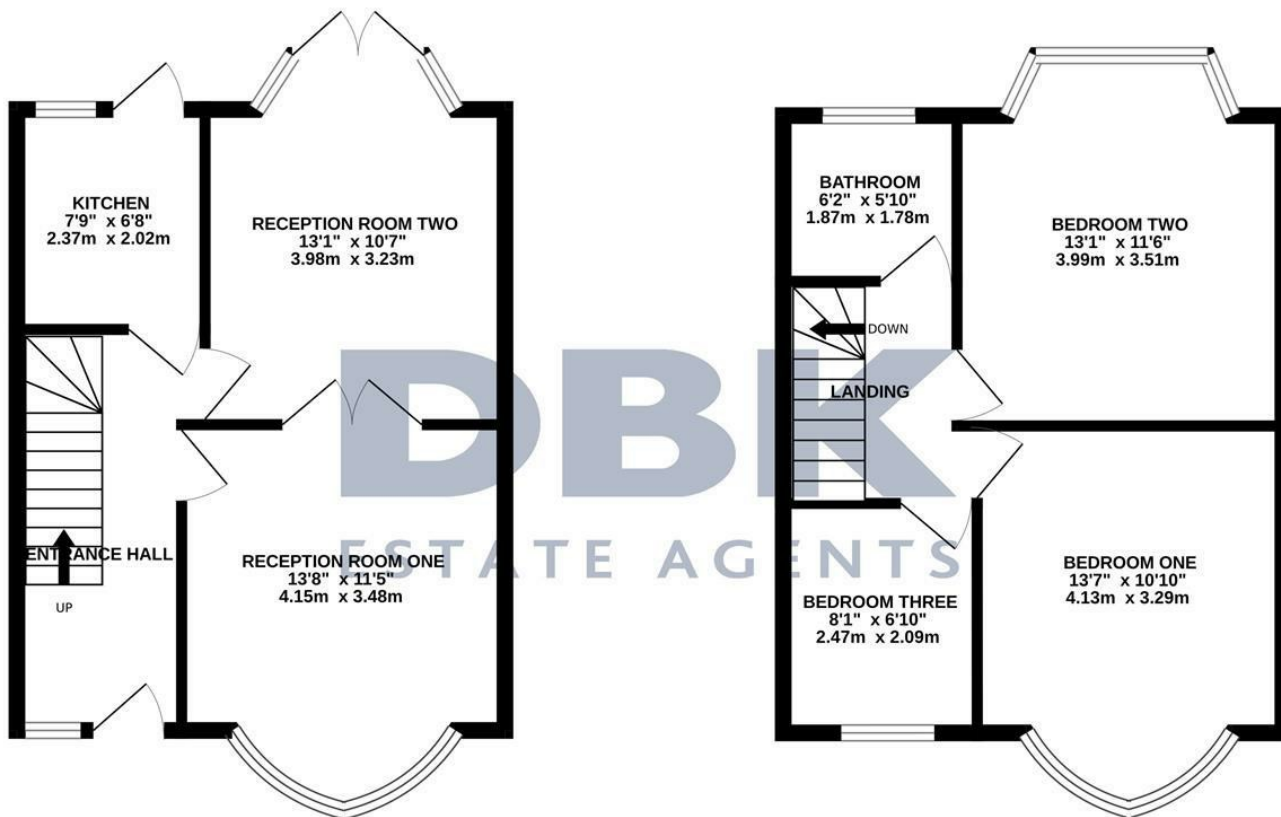
Key Features

- Chain Free + Well Presented
- Scope for Development (stpp)
 - Terrace Home
 - Three Bedrooms
- Two Reception Rooms
 - Modern Kitchen
 - Family Bathroom
- Rear Garden with Garage
 - Rear Gated Access
- Front Garden with Off Street Parking



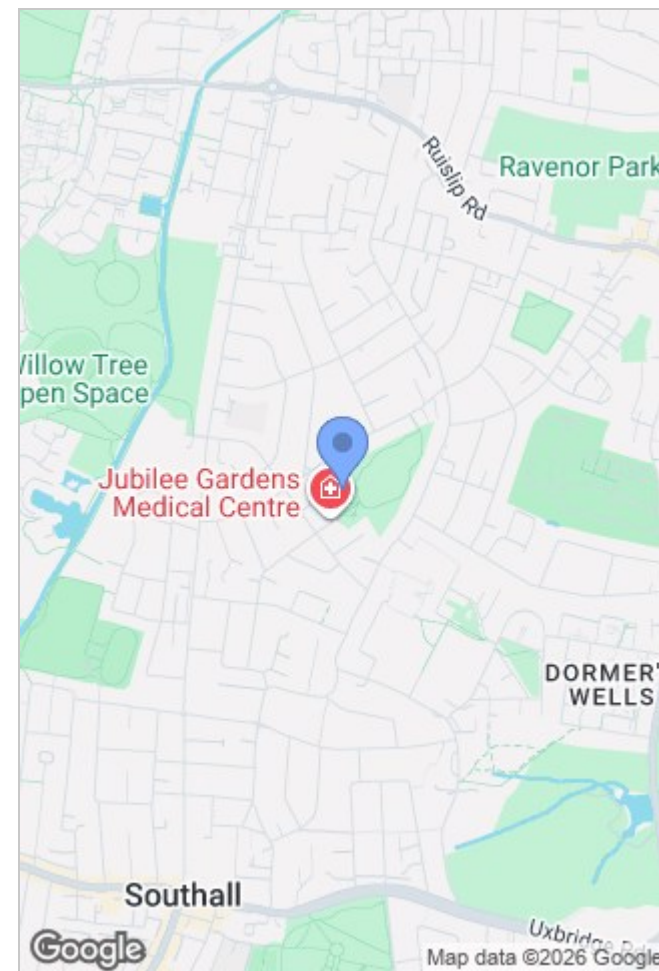
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
63		
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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