





Located on Dagmar Road in the heart of Southall UB2, this three-bedroom property offers plenty of potential and is an ideal choice for both homebuyers and investors.

Inside, the house provides spacious living accommodation throughout, with a layout that can be adapted to suit a variety of needs. To the rear, a good-sized private garden provides excellent outdoor space, perfect for family use or future development potential (STPP).

The property also benefits from on-street parking and a prime position close to Southall's diverse range of shops, amenities, schools, and superb transport connections, including the Elizabeth Line at Southall Station.

With its excellent location and scope for adding value, this property represents a fantastic investment opportunity as well as a comfortable family home.

Three spacious bedrooms offering flexible family living

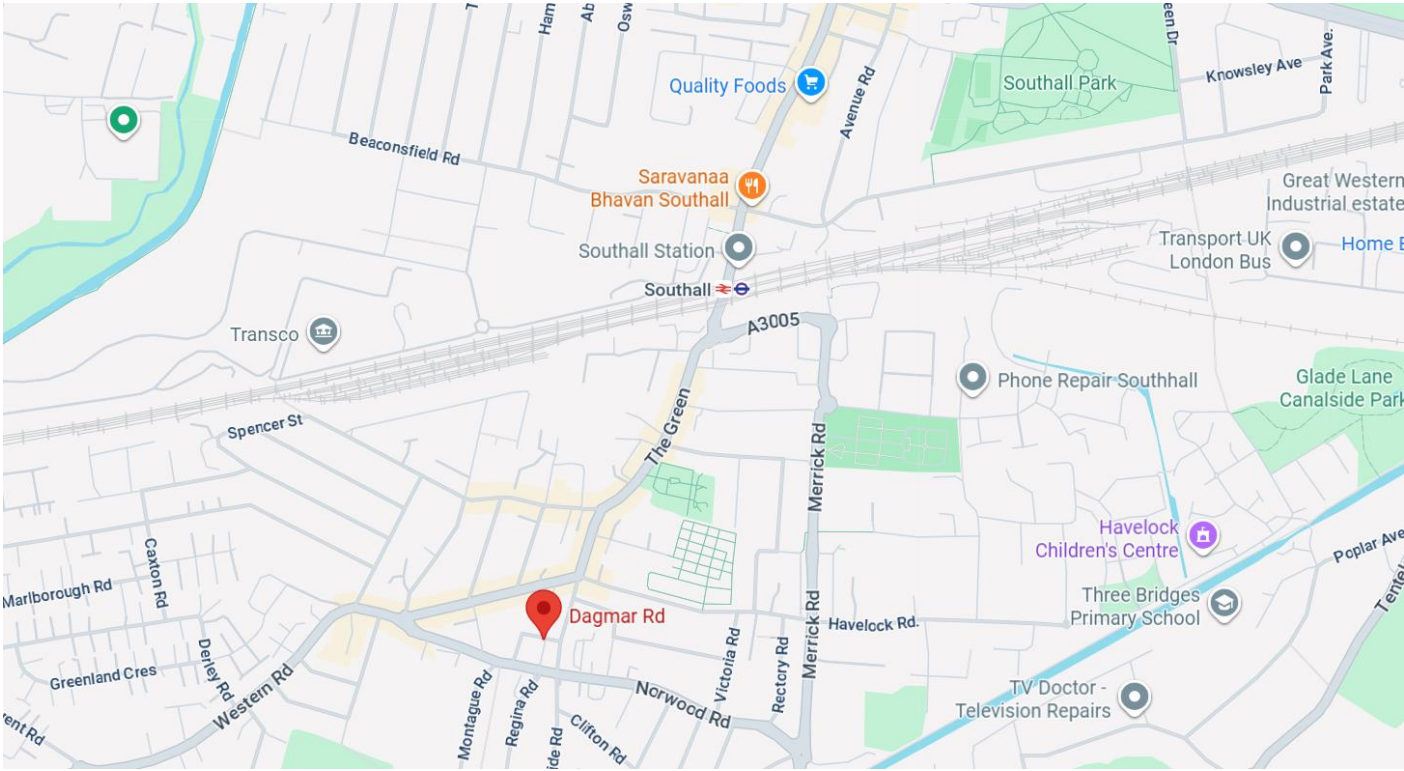
Generous private garden with potential to extend (STPP)

On-street parking available

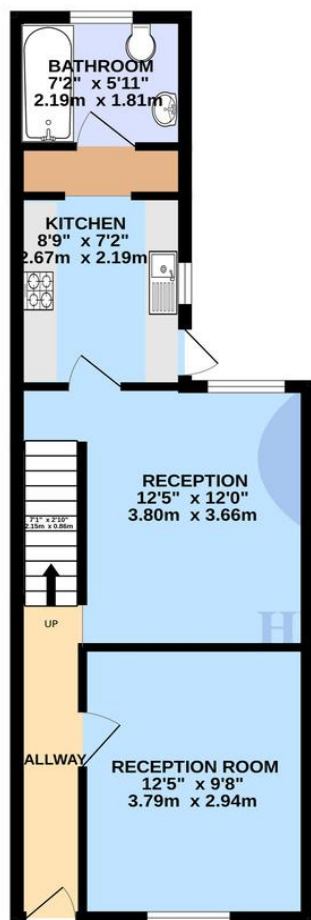
Prime Southall UB2 location close to shops, schools, and amenities

Excellent transport links, including Southall Station (Elizabeth Line)

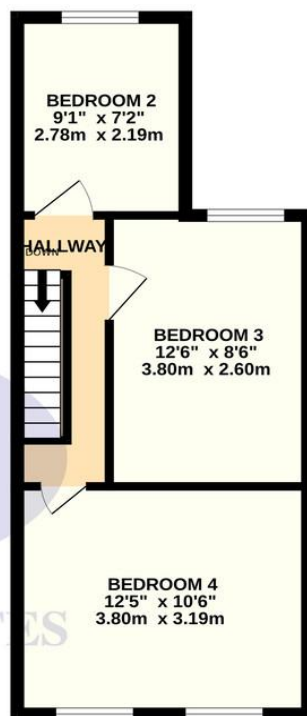




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.