



**Grosvenor Road, Southall, UB2 4BP**  
**Guide Price £575,000**

**DBK**  
ESTATE AGENTS



## Grosvenor Road, Southall, UB2 4BP

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Boasting a generous floor plan encompassing approximately 1,783 square feet, this residence offers an abundance of living space for families seeking comfort and style.

The upper levels boast FOUR generously sized bedrooms, with the master bedroom boasting the luxury of an ensuite bathroom and Juliet balcony. A family bathroom, meticulously appointed, ensures the utmost convenience, while an additional shower room on the ground floor offers enhanced functionality for the household.

The ground floor features two inviting reception rooms that effortlessly accommodate various entertainment needs, complemented by a charming dining room, creating an ideal setting for gatherings and special occasions. The heart of the home reveals an impressively extended kitchen, complete with a modern breakfast bar and serves as a focal point for daily activities.

Other benefits include a conservatory that seamlessly merges indoor and outdoor living. The rear garden, graced by a brick outbuilding offers a versatile space for storage or creative pursuits. Meanwhile, the brick paved front garden adds a charming curb appeal, creating a warm and inviting first impression.

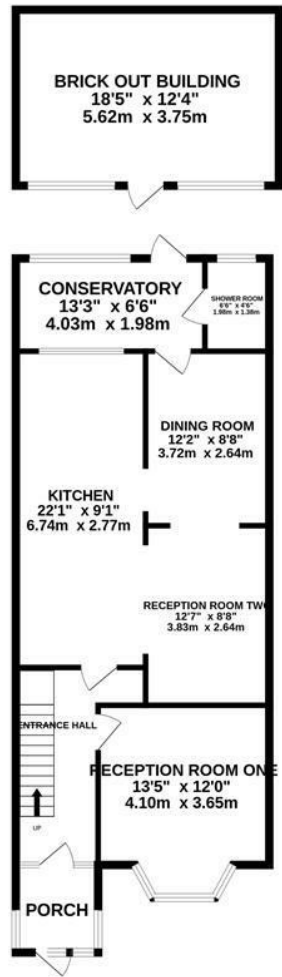
Set in a sought after location, this property is sited moments away from excellent nearby transport links such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as Havelock Primary and Nursery School can be found nearby.

## Key Features

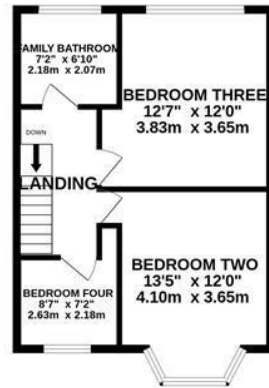
- Extended Terrace Home
  - Arranged Over Three Floors
- Four Bedrooms (Master with Ensuite)
- Two Reception Rooms + Dining Room
- Extended Kitchen with Breakfast Bar
  - Conservatory
- Rear Garden with Brick Built Outbuilding
  - Brick Paved Front Garden
  - Circa 1,783 Sq.Ft



GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



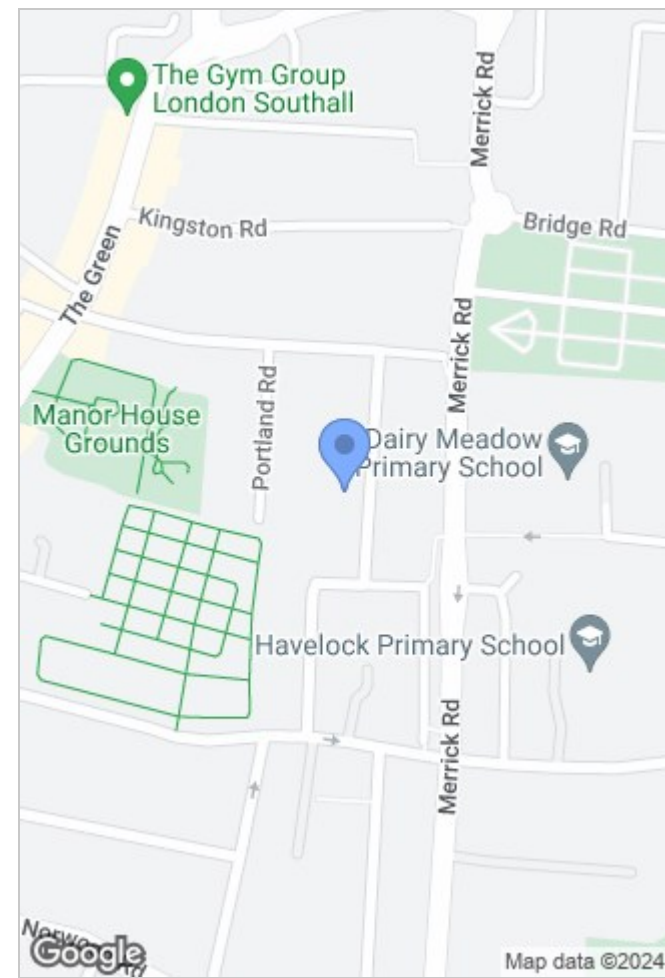
2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1783 sq.ft. (165.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com