



**Wentworth Road, Southall, UB2 5TT**  
**Guide Price £535,000**

**DBK**  
ESTATE AGENTS



## Wentworth Road, Southall, UB2 5TT

### Guide Price £535,000

Presenting a welcoming and meticulously maintained extended terrace property spanning approximately 1,257 square feet.

The ground floor boasts a through lounge providing a bright and open living area ideal for family gatherings and entertaining guests. The open-plan kitchen is thoughtfully designed with integrated appliances and seamlessly connects to the dining area.

Two of the three bedrooms are fitted with spacious wardrobes ensuring ample storage space. The chic family bathroom exudes modern elegance and is a delightful space for relaxation. A ground floor shower room adds extra convenience for the household.

The rear garden provides a private oasis that offers a tranquil retreat from the bustling world. An brick outhouse/garage provides storage and potential workshop space catering to a variety of needs. For added convenience there is rear vehicle access, further enhancing the practicality of this property. At the front of the property a garden area provides off-street parking.

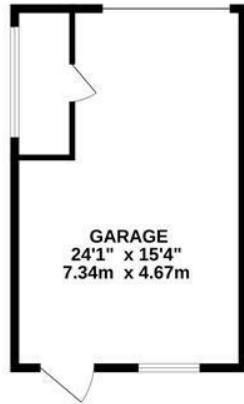
This property presents an exciting opportunity for those with an eye for expansion and development. Subject to obtaining the necessary planning permission.

## Key Features

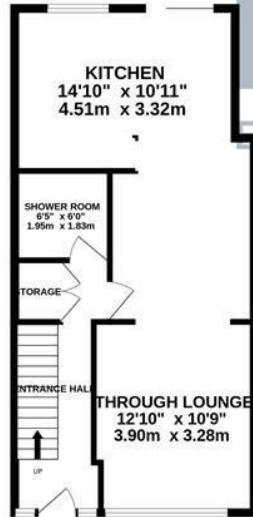
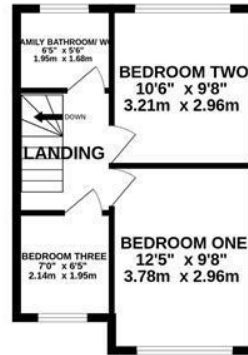
- Extended Terrace Property
  - Circa 1,257 Sq.Ft
- Scope for Deveopment (stpp)
- Three Bedrooms (Two with Fitted Wardrobes)
  - Through Lounge
- Open Plan Kitchen with integrated Appliances and Dining Area
- Chic Family Bathroom + Ground Floor Shower Room
- Rear Garden with Brick Outhouse/ Garage
  - Front Garden for Off Street Parking
  - Rear Vehicle Access



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



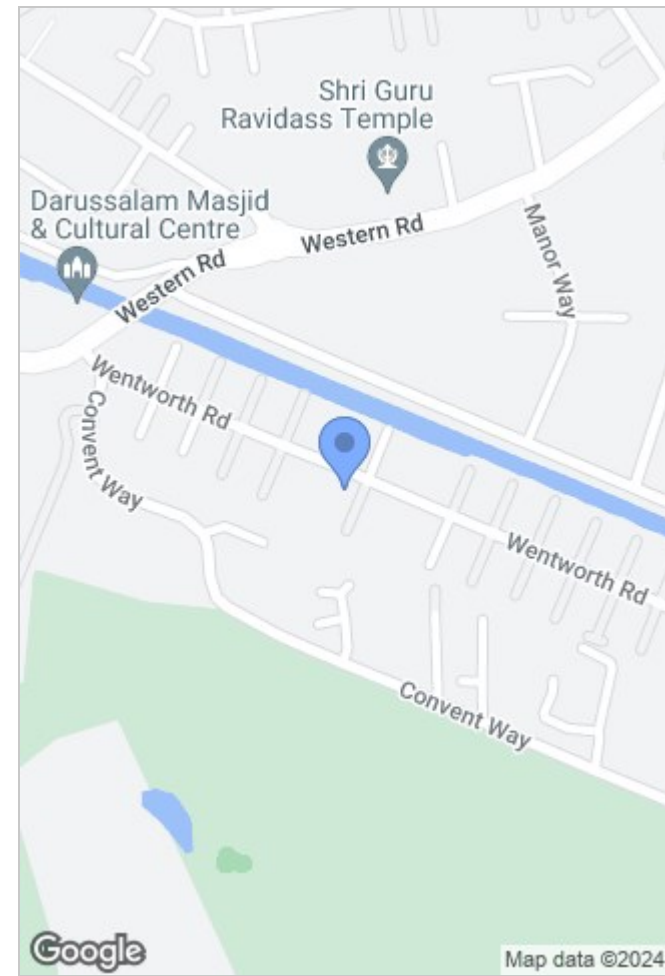
1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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-statements. 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		

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