



Gordon Road, Southall, UB2 5QE
Guide Price £489,950

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Spread across three meticulously designed floors and encompassing approximately 1,109 square feet, this residence redefines spacious family living and comes with Vacant Possession.

Upon entering, you're welcomed into a through lounge that captures an abundance of natural light, creating an inviting ambiance that's perfect for relaxation and gatherings.

Four well-appointed bedrooms are strategically arranged across the floors to provide privacy and comfort for every member of the household. This flexibility also extends to the upper levels, where a family bathroom caters to both convenience and relaxation with a spacious corner bath with a new thermostatic mixer shower. The kitchen, thoughtfully positioned, presents a hub of culinary creativity. Its design balances functionality and style.

Enhancing the practicality of this home, a utility room and ground floor WC offer additional functionality and space for storage.

The rear garden is a true gem, featuring a brick out building that opens the door to various possibilities - whether it's a home office, a creative studio, or extra storage. Rear gated access ensures ease of movement and a seamless connection to outdoor spaces. The front garden not only adds a touch of greenery but also complements the property's aesthetic appeal. On-street parking provides convenience for residents and guests alike.

Sited within walking distance of bus stops to Southall Station (Elizabeth Line) and within walking distance to the renowned King Street offering an ample array of amenities including Tesco Express, Pharmacies, Restaurants and Transport links to neighbouring Towns such as Greenford, Hayes and Heathrow Airport. The property also falls within the catchment for local reputable schools. The M4 and A40 can be found within a short drive for motorists.

Key Features

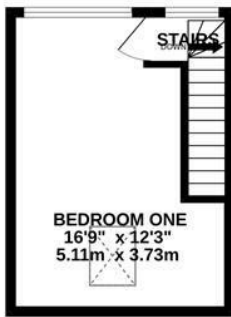
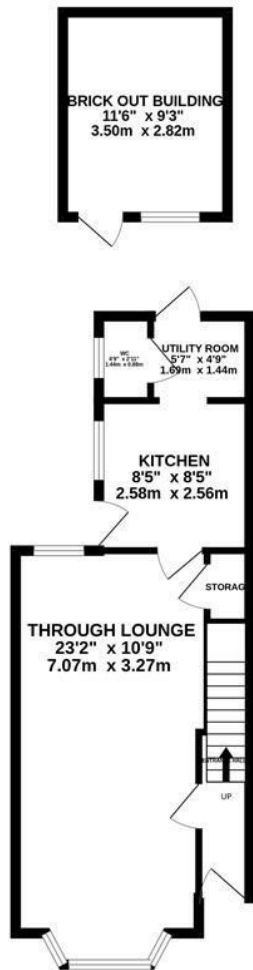
- Vacant Possession
- Extended Terrace Home
- Arranged Over Three Floors - Circa 1,109 Sq.Ft
 - Four Bedrooms
 - Through Lounge
 - Kitchen
 - Family Bathroom
- Utility Room + Ground Floor WC
- Rear Garden with Brick Out Building + Rear Gated Access
- Front Garden + On Street Parking



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

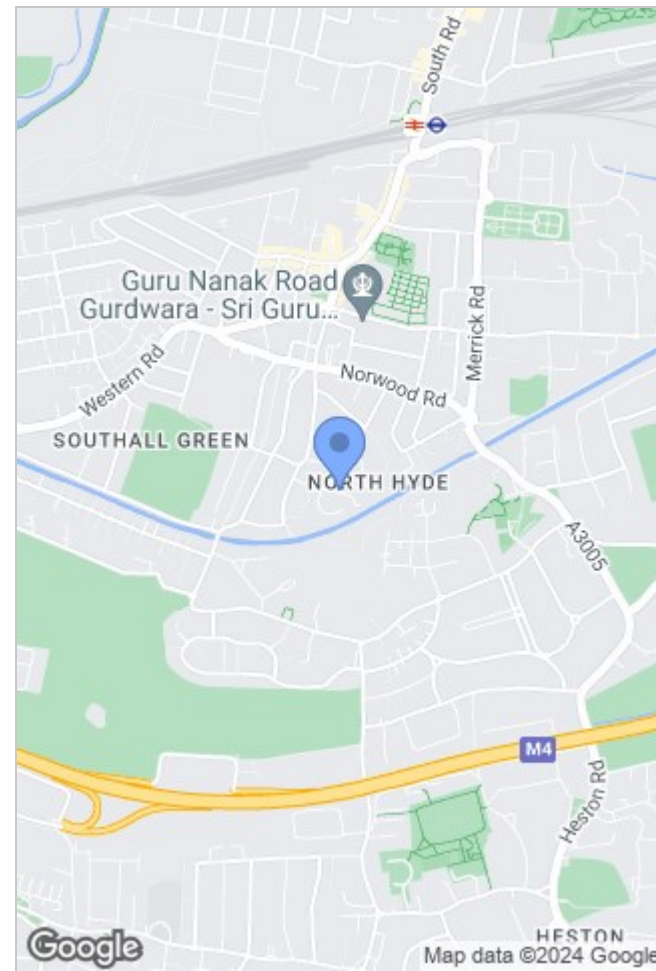
2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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		63	80
	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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