



Bulls Bridge Road, Southall, UB2 5LU
Guide Price £550,000

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Introducing a splendid New Build End of Terrace residence with an embodiment of contemporary living and thoughtfully designed layout over three floors for maximum comfort and functionality.

Featuring three bedrooms, this home offers spacious and versatile accommodation. The large open-plan ground floor is a highlight, seamlessly integrating the modern kitchen, dining area and reception space. This design fosters a sense of openness and connectivity, perfect for both daily living and entertaining.

The well-appointed kitchen becomes the heart of the home, providing a stylish backdrop for culinary endeavors. A family bathroom/WC adds a touch of luxury, complementing the overall modern aesthetic. Additionally, a ground floor WC enhances convenience for residents and guests.

Step outside to discover a charming rear garden, offering a private outdoor sanctuary. With side gated access, this space becomes easily accessible and functional. Off-street parking adds a layer of convenience, ensuring hassle-free parking for residents.

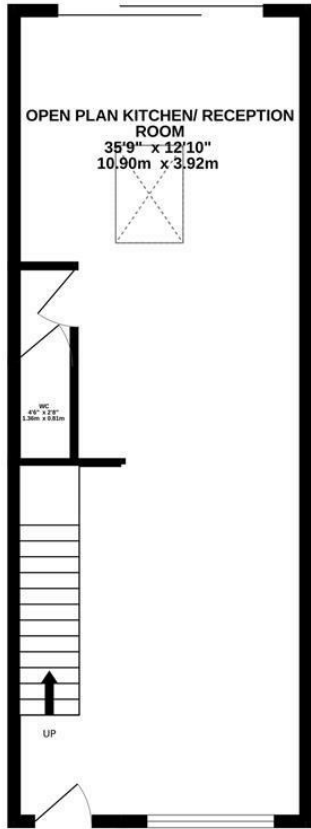
This property is situated moments away from Southall King Street providing local amenities such as fast food restaurants, shops, 24 hour access gyms. There are also excellent nearby transport links located nearby such as; Southall and Hayes & Harlington Overground Stations connecting commuters to The City as well as 24hr local bus links providing transport to Heathrow and neighbouring towns. The property falls within the catchment for various local reputable schools.

Key Features

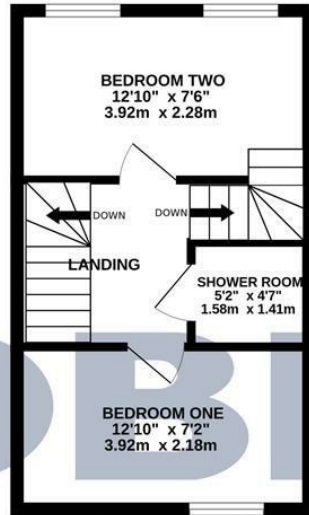
- **New Build**
- **End of Terrace**
- **Arranged over Three Floors**
- **Three Bedrooms**
- **Large Open Plan Ground Floor**
- **Modern Kitchen, Dining Area + Reception Area**
- **Family Bathroom/ WC**
- **Ground Floor WC**
- **Rear Garden with Side Gated Access**
- **Off Street Parking**



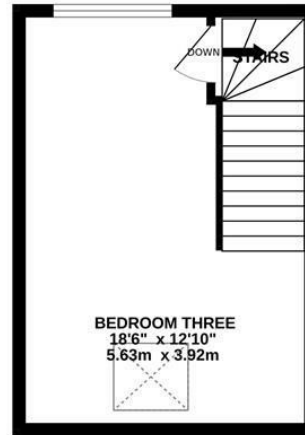
GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



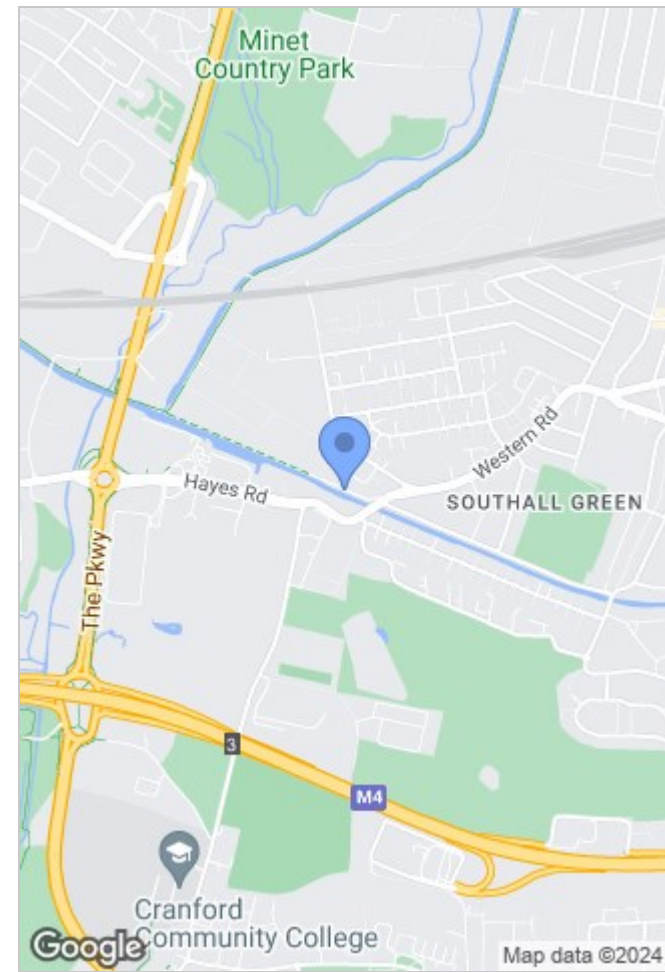
2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



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TOTAL FLOOR AREA : 981 sq.ft. (91.1 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 | | | 88 |
| (81-91) B | | 77 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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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