



**Beaconsfield Road, Southall, UB1 1DB**  
**Guide Price £585,000**

**DBK**  
ESTATE AGENTS



## Beaconsfield Road, Southall, UB1 1DB Guide Price £585,000

This extended end of terrace property is offered with NO ONWARD CHAIN and spanning approximately 1,352 sq.ft.

Inside you will find three well-proportioned bedrooms (two with fitted wardrobes), two inviting reception rooms and a modern extended kitchen. The property features a well-appointed family bathroom and an additional ground floor shower room for added convenience.

Outside, the rear garden benefits from side gated access, a garage/ out building with vehicle access and a front garden that provides off-street parking.

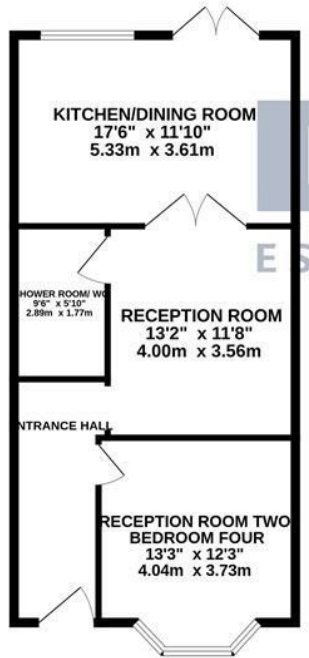
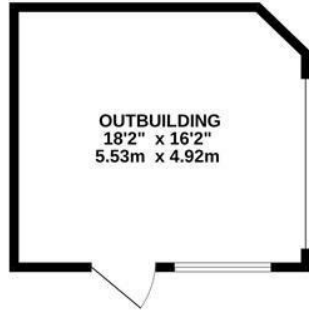
Sited less than 0.5 miles from Southall Station (Elizabeth Line) and within walking distance to the renowned Southall Broadway offering an ample array of amenities such as Retail Shops, Pharmacies, Restaurants and Transport links to neighbouring Towns. Reputable schools include Villiers High School, Yeading Infant and Nursery School and Tudor Primary School being a stone throw away from the property, all schools scoring OUTSTANDING by OFSTED.

## Key Features

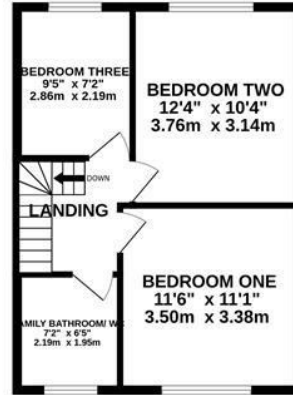
- No Onward Chain
- Extended End of Terrace Property
  - Circa 1.352 Sq.Ft
  - Three Bedrooms
  - Two Reception Rooms
  - Modern Extended Kitchen
- Family Bathroom + Ground Floor Shower Room
  - Out Building with Vehicle Access
- Rear Garden with Side Gated Access + Front Garden with Off Street Parking
  - Scope for Development (stpp)



GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



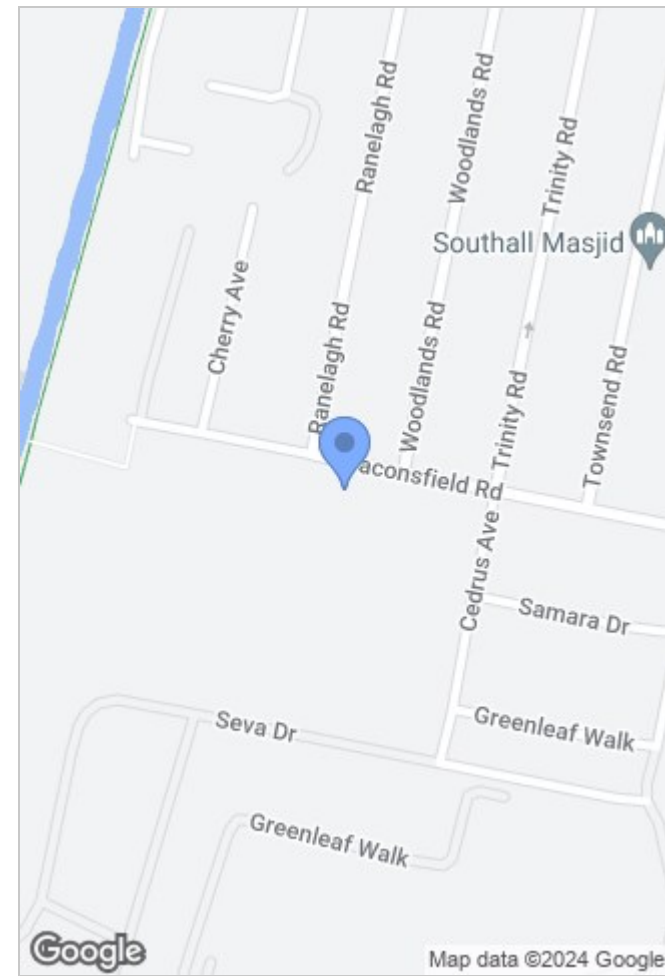
1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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			84
(69-80) C			
(55-68) D		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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