



Church Avenue, Southall, UB2 4DH
Guide Price £699,950

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Experience the luxury of this newly built semi-detached home, offering a breath-taking interior and exceptional design.

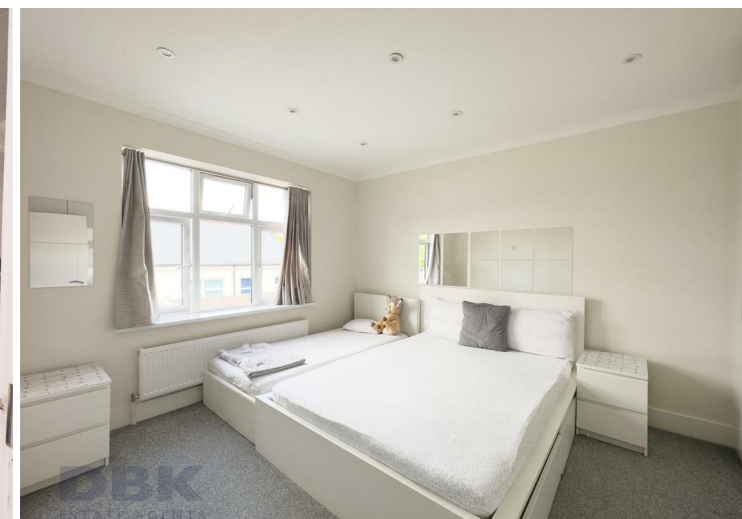
Spanning three floors and approximately 1,399 sq. ft., this residence features four spacious bedrooms and three modern bathrooms, ensuring ample space and comfort for the whole family. The 6m rear extension showcases a stylish kitchen complete with integrated appliances and seamlessly flows into a dining and living area, perfect for entertaining. The inviting reception room provides additional space for relaxation and gatherings.

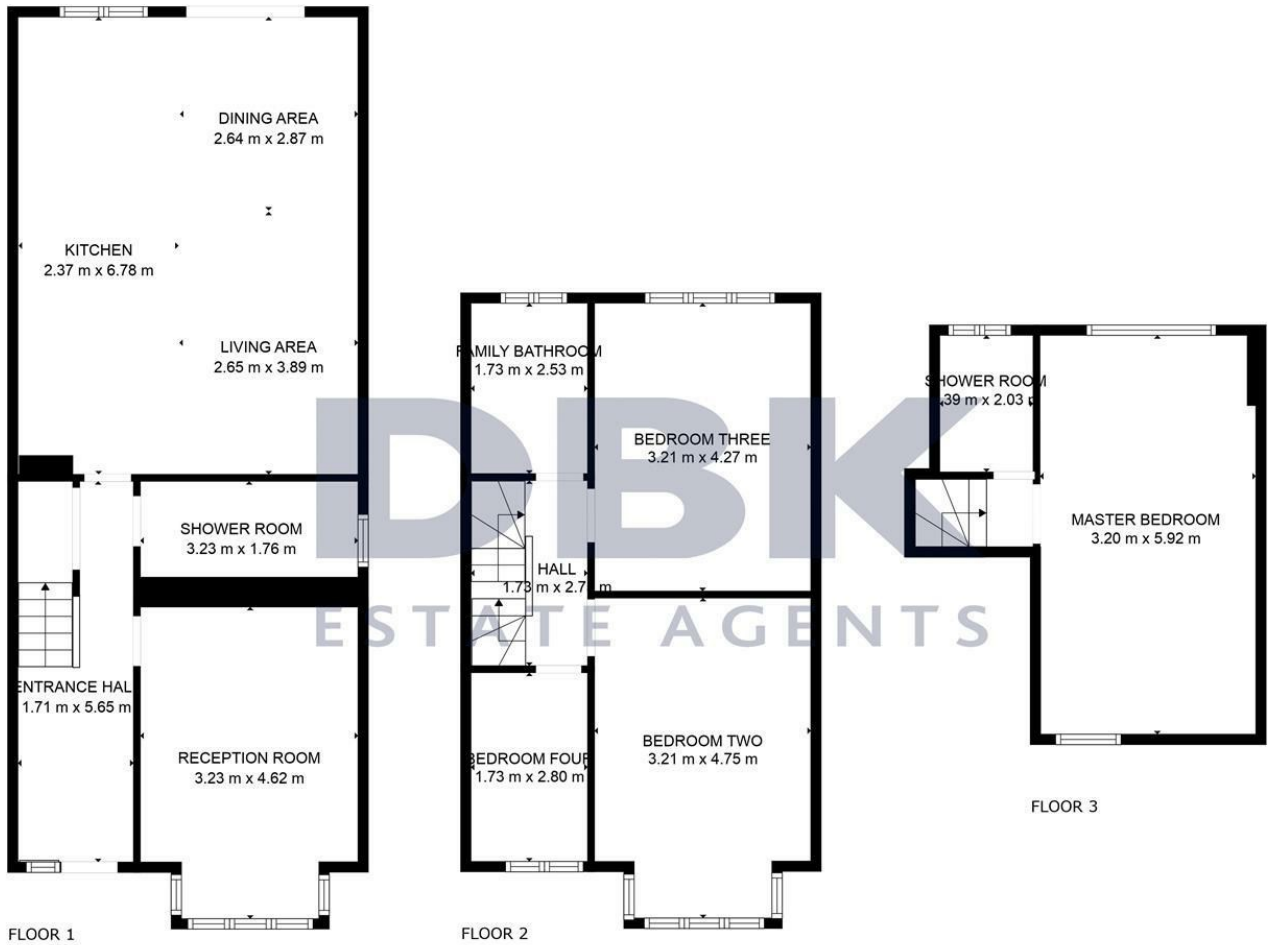
Outside, you'll find a beautifully landscaped rear garden with side gated access, as well as a front garden and convenient on-street parking.

Set in out 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

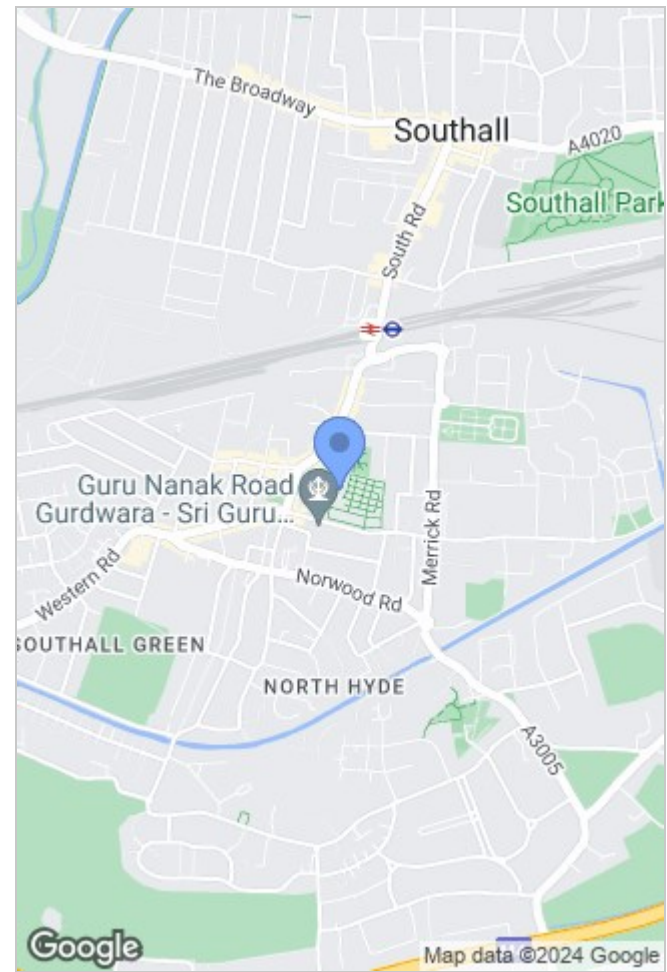
- **New Build Semi-Detached Home**
- **Breath-taking Interior + Design**
- **Arranged Over Three Floors + Circa 1,399 Sq.Ft**
 - **Four Bedrooms**
 - **Three Bathrooms**
- **6m Rear Extension with Stylish Kitchen + Integrated Appliances + Dining/ Living Area**
 - **Reception Room**
- **Rear Garden with Side Gated Access**
- **Front Garden + On Street Parking**
- **Southall Station 0.3 miles**





TOTAL: 130 m²
 FLOOR 1: 65 m², FLOOR 2: 44 m², FLOOR 3: 21 m²
 EXCLUDED AREAS: LOW CEILING: 3 m²

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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		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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