



**Potters Road, Southall, UB2 4AS**  
**Guide Price £665,000**

**DBK**  
ESTATE AGENTS





## Potters Road, Southall, UB2 4AS

### Guide Price £665,000

Discover modern living at its finest in this recently built townhouse, perfectly designed for comfort and style.

Boasting FIVE generously sized bedrooms and three stylish bathrooms, this home is ideal for families seeking space and contemporary elegance. The large open-plan kitchen and dining area is equipped with integrated appliances offering a perfect setting for both everyday meals and entertaining. A separate reception room provides additional living space, while the utility room and ample storage throughout ensure convenience and organisation.

Step outside to enjoy the well-proportioned rear garden, perfect for relaxation or outdoor activities. The property also features a front garden and on-street parking, adding to the practicality of this desirable home.

Quietly positioned in what is considered a highly sought-after area bordering Norwood Green and set just off The Grand Union Canal as well as moments away from the highly acclaimed Three Bridges School. Southall Station (Elizabeth Line) is only 0.6 miles connecting commuters to The City. There are ample open spaces nearby with the renowned Osterley Park just minutes away and Glade Lane Canalside Park. The property also falls within a short walk to local reputable schools.

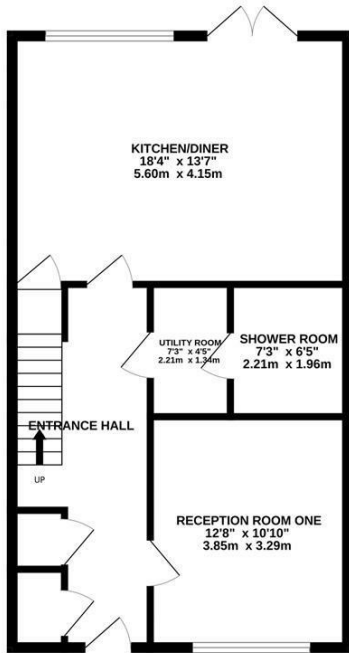


## Key Features

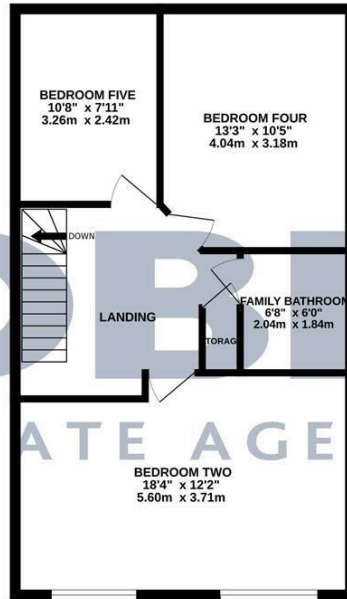
- Recently Built Town House Arranged Over Three Floors
  - Five Bedrooms
  - Three Stylish Bathrooms
- Large Open Plan Kitchen/ Diner with Integrated Appliances
  - Reception Room
  - Utility Room
  - Ample Storage
- Well Proportioned Rear Garden
- Front Garden + On Street Parking
- Walking Distance to Southall Station + New Build Warranty



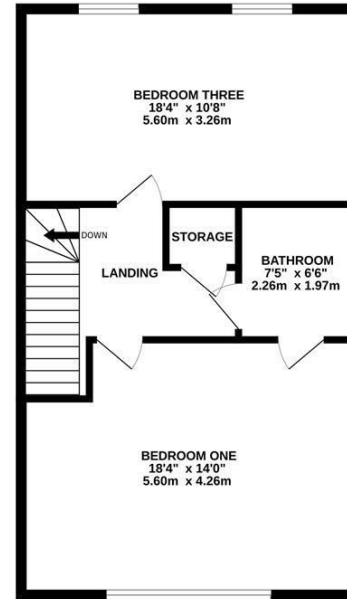
GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.8 sq.m.) approx.

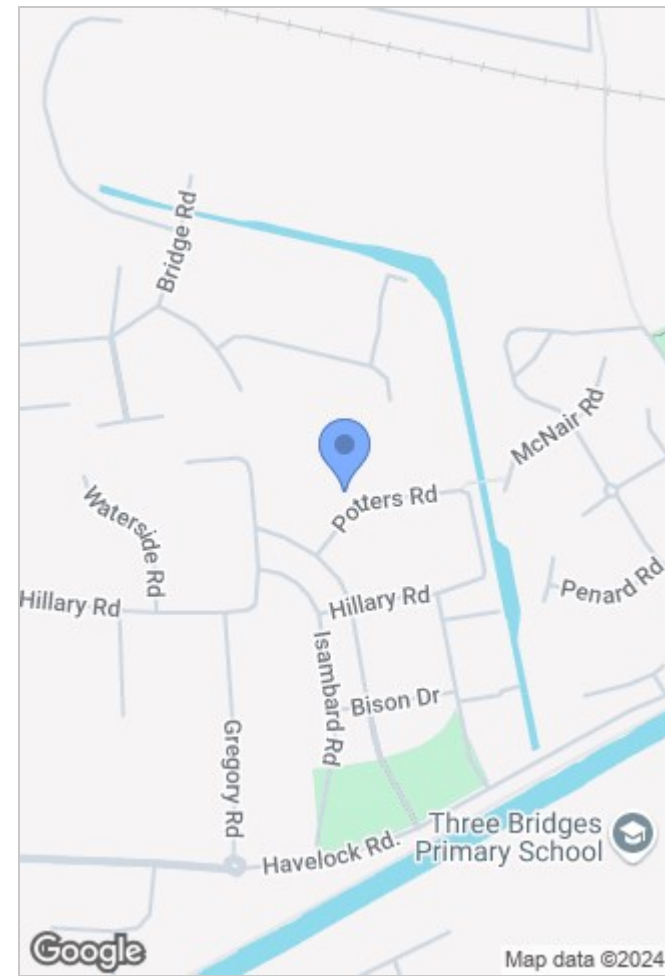


2ND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1794 sq.ft. (166.6 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) <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>		<b>1</b>	<b>1</b>
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) <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>		<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	