



**Morland Gardens, Southall, UB1 3DY**  
**Guide Price £565,000**

**DBK**  
ESTATE AGENTS



Offered with No Onward Chain, this charming property is situated in a sought-after cul-de-sac location providing a tranquil and private setting. With excellent scope for development (subject to planning permission), this property offers a fantastic opportunity to create your ideal living space.

The ground floor features a spacious through lounge alongside a well-laid-out kitchen. The upper floor boasts three well-proportioned bedrooms and a family bathroom with a separate WC offering comfort and convenience for families.

Externally, the property benefits from a rear garden with side gated access. The front garden includes off-street parking, while the garage is accessible via shared side drive, adding additional storage or parking options.

Well situated, the property lies just off the Uxbridge Road and Lady Margaret Road which provide easy access to the A40, Southall Broadway. There are also ample bus links available to Greenford, Ealing, & Uxbridge within a moments walk, sufficient local amenities, well renowned restaurants and NHS Ealing Hospital. For those commuting to The City, Southall Station can be found within 0.6 miles and local reputable schools such as Villiers High School.

## Key Features

- No Onward Chain
- Sought AFTER Cul de Sac Location
  - Scope for Development (stpp)
    - Three Bedrooms
    - Through Lounge
    - Kitchen
  - Family Bathroom
- Rear Garden with Side Gated Access
- Front Garden with Off Street Parking
- Garage with Side Shared Access



GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

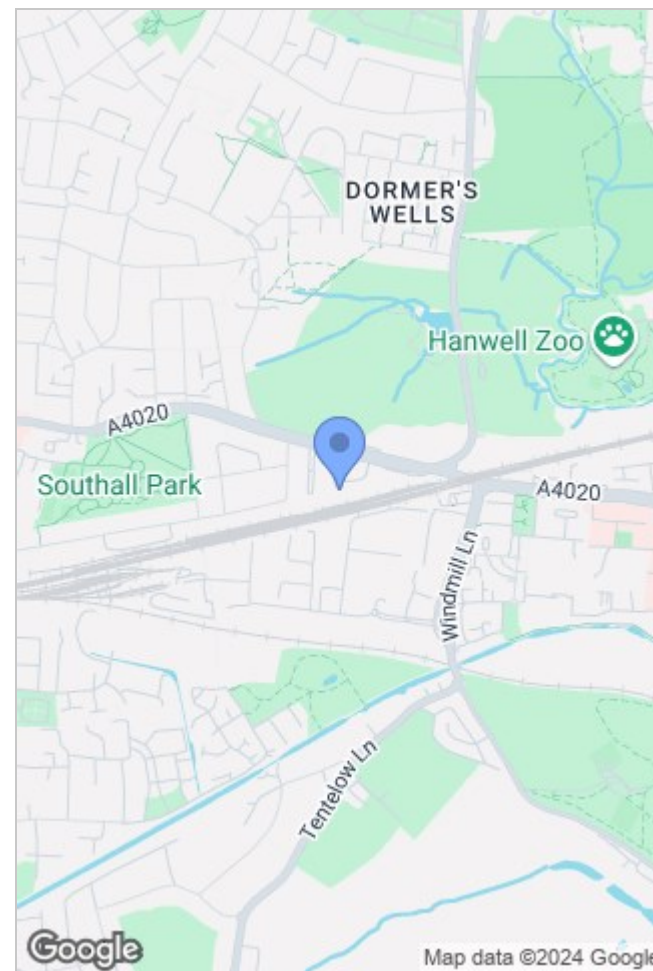


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TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			84
(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	

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com