



**Montague Way, Southall, UB2 5PA**  
**Guide Price £409,950**

**DBK**  
ESTATE AGENTS





## Montague Way, Southall, UB2 5PA

### Guide Price £409,950

This terraced home is situated within walking distance to Southall Station and comes with NO ONWARD CHAIN! The property is currently rented for £1,700 pcm.

To date accommodation comprises of two/three sizeable bedrooms, a bright reception room, a kitchen/ diner and a family bathroom/ WC. Supplementary to this is are front and rear gardens, ample storage, a brand new boiler for gas central heating and double glazed windows.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.

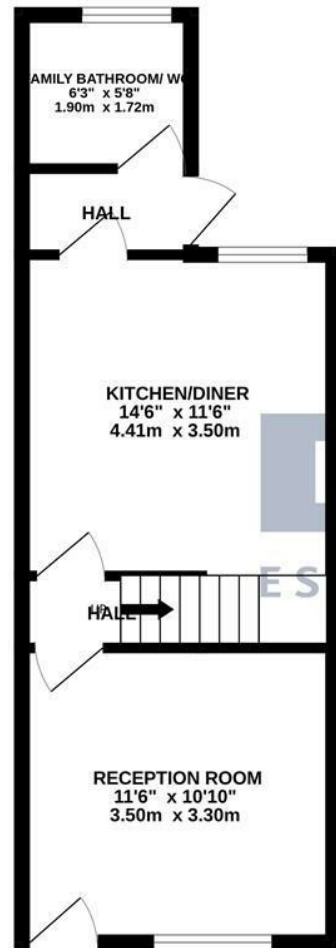


## Key Features

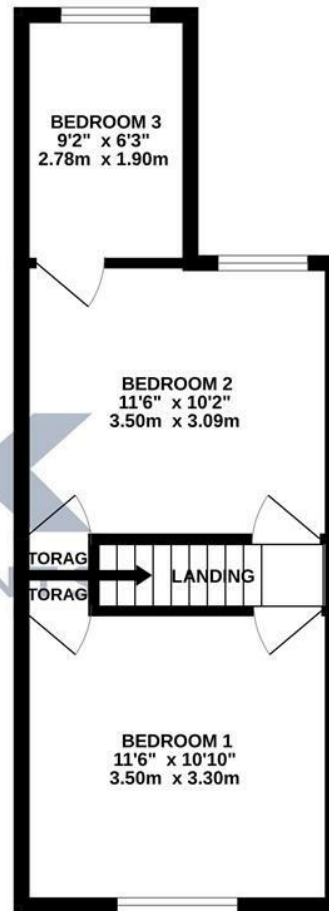
- **No Onward Chain - Property is Currently on Rent**
  - **Mid-Terraced House**
  - **Three Bedrooms**
  - **Kitchen/ Diner**
  - **Reception Room**
- **Family Bathroom/ WC**
- **Front + Rear Gardens**
  - **Ample Storage**
- **Featherstone High School 0.1 miles**
- **Southall Station 0.5 miles**



GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.

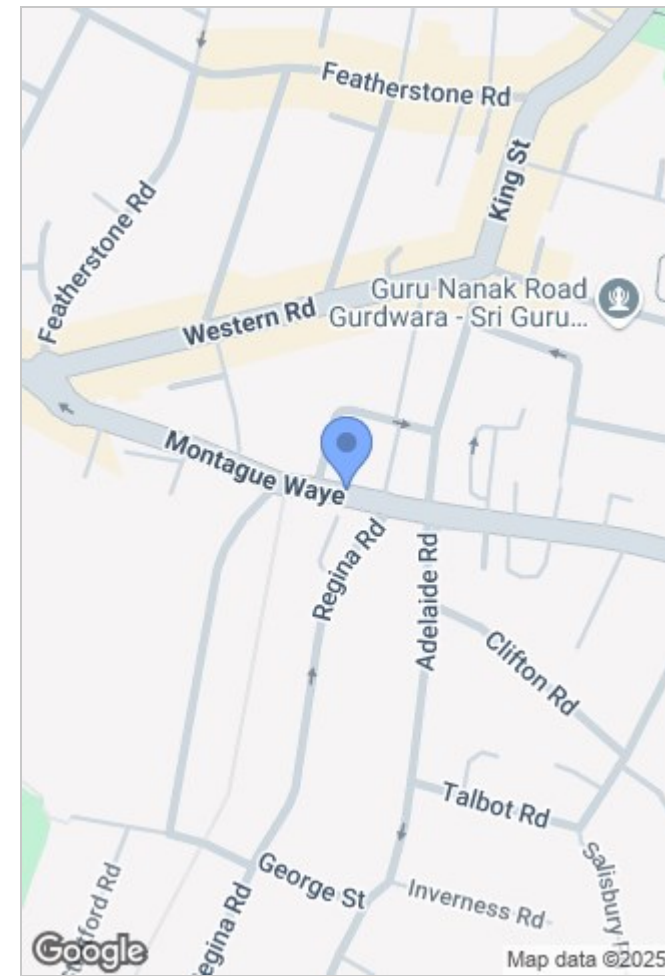


1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 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		85
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(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