



**Cookham Close, Southall, UB2 4PG**  
**Guide Price £499,950**

**DBK**  
ESTATE AGENTS





## Cookham Close, Southall, UB2 4PG

### Guide Price £499,950

This beautifully modernised terraced family home offers a stylish, move-in-ready space with tasteful finishes throughout.

The property combines comfort with contemporary touches and has further scope for extensions (subject to planning permission), making it a flexible choice for a growing family.

Inside, the home boasts three spacious bedrooms, complemented by an inviting L-shaped lounge and diner. The chic kitchen features modern fittings and ample storage, while the stunning family bathroom on the first floor adds a luxurious touch. For added convenience, a ground-floor WC is included.

The well-proportioned rear garden is perfect for outdoor activities and includes a storage shed, while the front garden offers off-street parking, ensuring practical day-to-day living.

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.

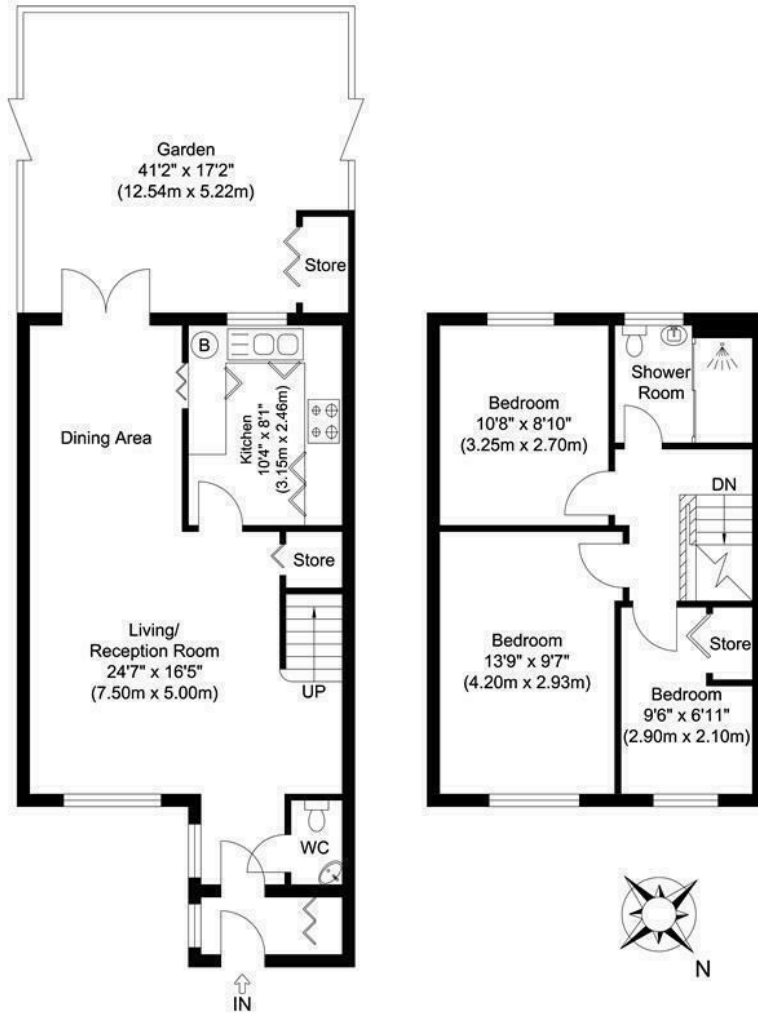


## Key Features

- Modernised Terrace Family Home
  - Well Presented Throughout
- Further Scope for Extensions (stpp)
  - Three Bedrooms
  - L Shaped Lounge/ Diner
  - Chic Kitchen
- Stunning Family Bathroom on First Floor
  - Additional WC on Ground Floor
- Well Proportioned Rear Garden with Storage Shed
  - Front Garden with Off Street Parking







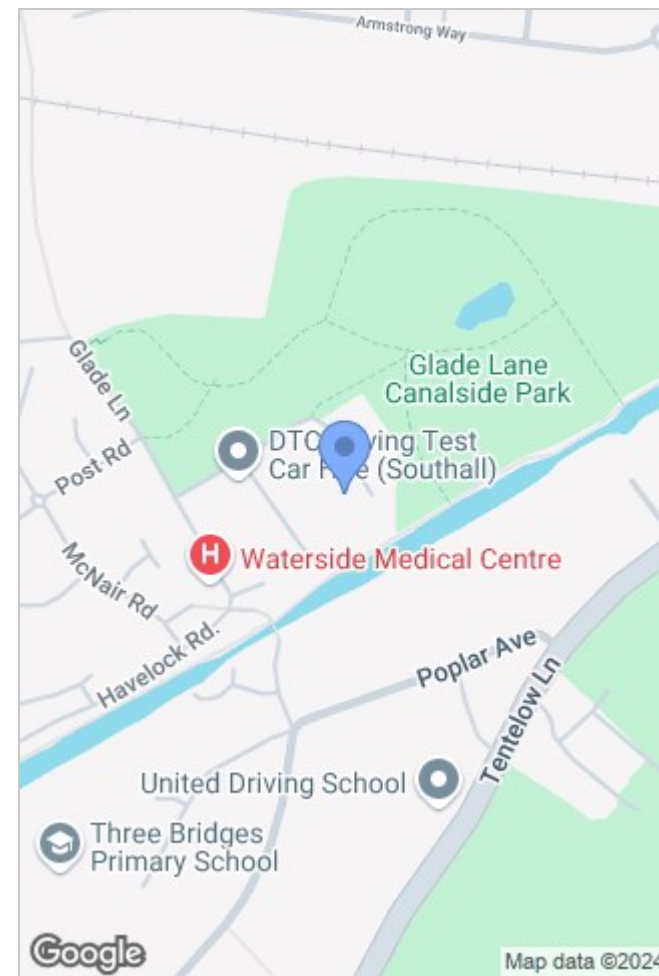
Ground Floor  
Approximate Floor Area  
466.18 sq. ft.  
(43.31 sq. m)

First Floor  
Approximate Floor Area  
403.64 sq. ft.  
(37.50 sq. m)

Total Gross Internal Area  
869.83 sq. ft.  
(80.81 sq. m)

Cookham Close, Southall, UB2

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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			
(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