



Stanley Road, Southall, UB1 1PB
Guide Price £585,000

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Offered with NO ONWARD CHAIN this beautifully extended terrace home spans approximately 1,621 sq. ft and is arranged over three floors.

Providing ample living space for families and those seeking room to grow, the property features three well-proportioned bedrooms plus a versatile loft room (with a shower) that can serve as an additional bedroom, home office or playroom.

The home boasts a through lounge and a reception room creating a bright and airy living environment perfect for both relaxation and entertaining. The modern extended fitted kitchen is equipped for contemporary living, while the newly installed family bathroom suite and ground floor WC add to the convenience of the property.

A charming conservatory opens up to the rear garden, complete with a brick outbuilding and rear access, providing extra storage. To the front, there is a garden with off-street parking, ensuring convenience for those with a vehicle.

Sited 0.5 miles from Southall Station (Elizabeth Line) and within walking distance to the renowned Southall Broadway offering an ample array of amenities such as Retail Shops, Pharmacies, Restaurants and Transport links to neighbouring Towns. Reputable schools include Villiers High School, Yeading Infant and Nursery School and Tudor Primary School being a stone throw away from the property, all schools scoring OUTSTANDING by OFSTED.

Key Features

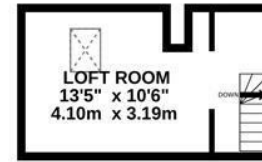
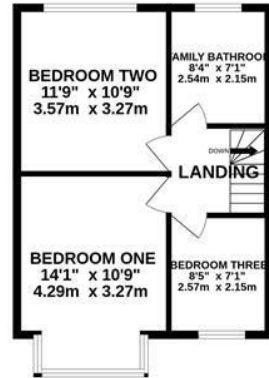
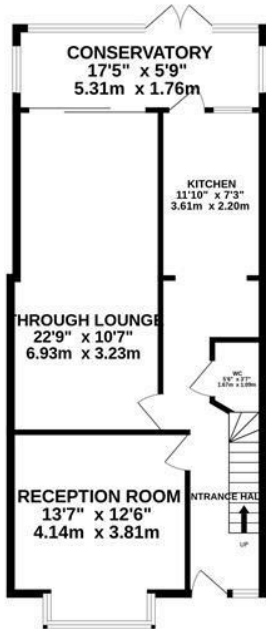
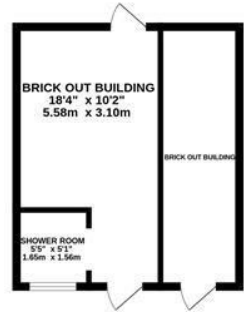
- No Onward Chain
- Extended Terrace Home Arranged Over Three Floors
 - Circa 1,621 Sq.Ft
 - Three Bedroom + Loft Room
- Through Lounge + Reception Room
 - Modern Fitted Kitchen
- New Stylish Family Bathroom Suite + Ground Floor WC
 - Conservatory
- Rear Garden with Brick Out Building + Rear Access
- Front Garden for Off Street Parking



GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.

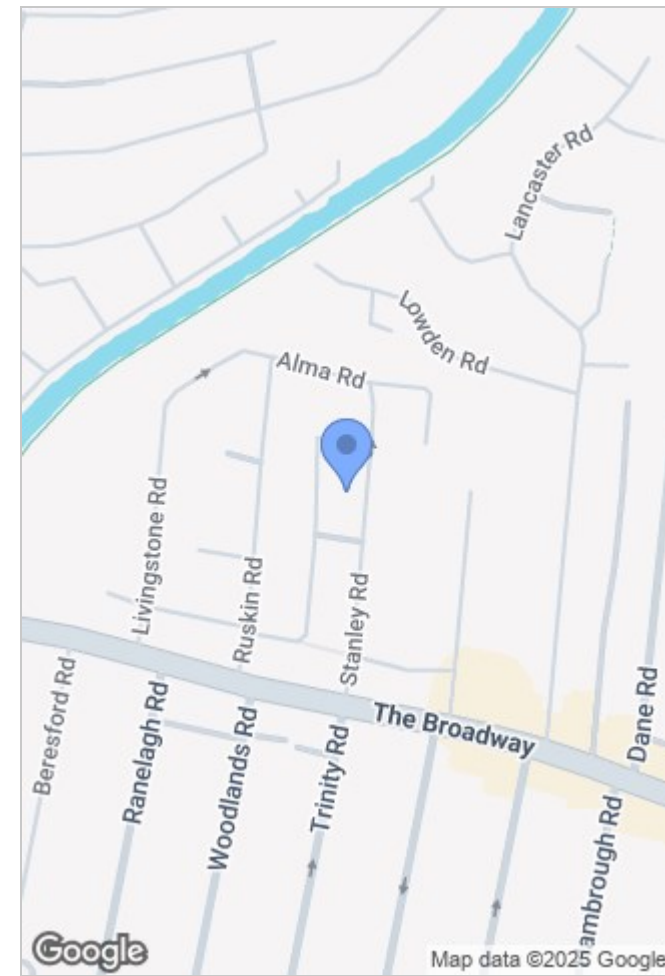
2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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		87
(81-91) B		
(69-80) C		66
(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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