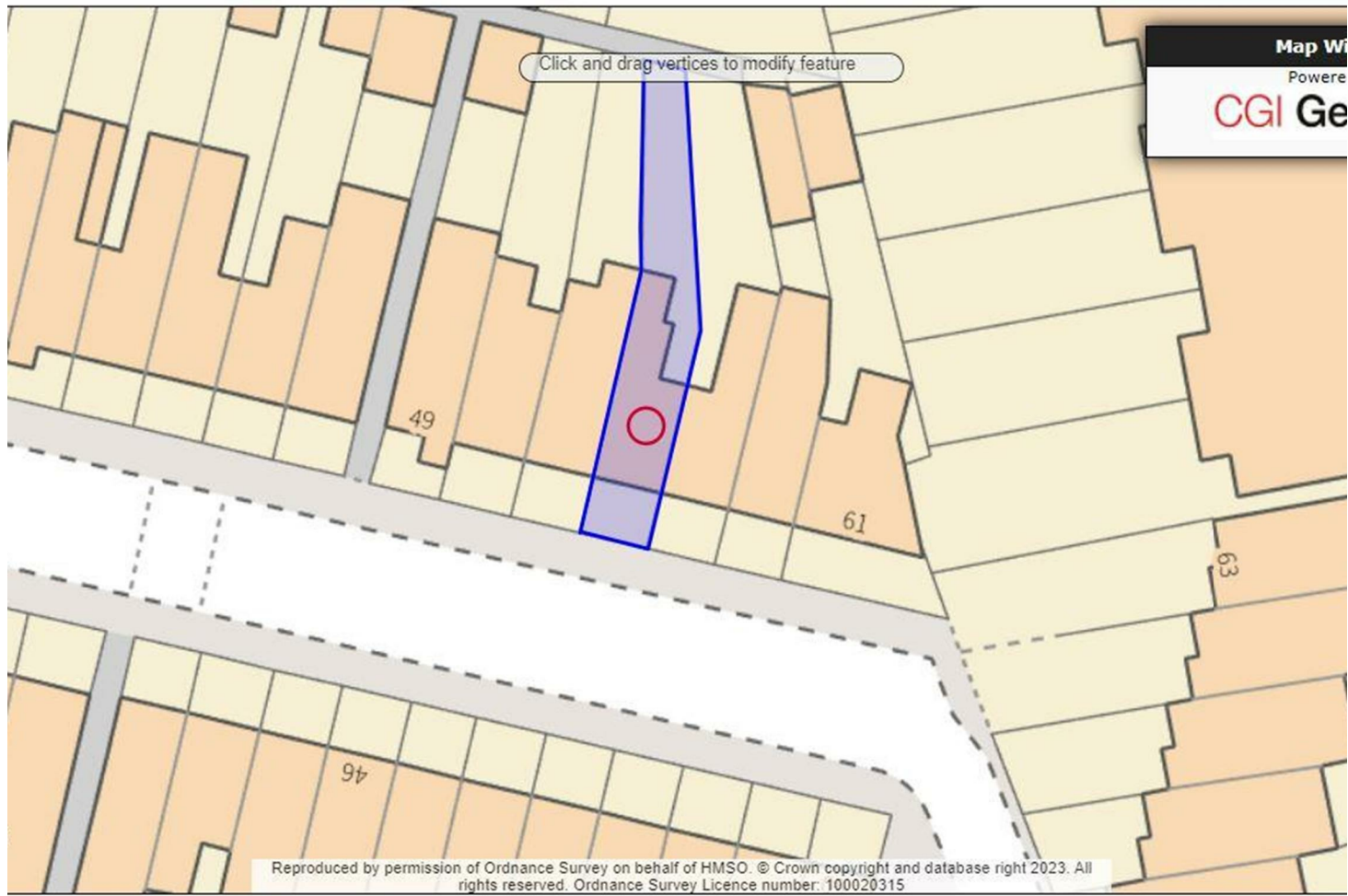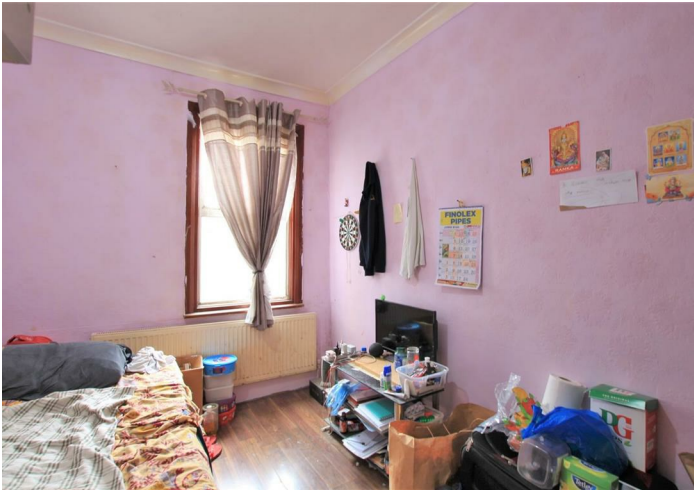**Gordon Road, Southall, UB2 5QE**
Guide Price £425,000

DBK
ESTATE AGENTS

Presenting a unique property opportunity in the vibrant town of Southall with NO ONWARD CHAIN.

This terrace property holds tremendous potential for those with a vision for modernisation and offers a blank canvas for creating a personalised living space.

The property benefits from four bedrooms, a reception room, kitchen and ground floor family bathroom.

Other benefits include a lengthy rear garden offering ample space for outdoor activities and the potential for creating a tranquil retreat.

With rear access the property offers additional flexibility and convenience. The front garden provides on-street parking.

Furthermore, this property presents an excellent opportunity for development, subject to obtaining the necessary planning permissions.

Sited within walking distance of Southall Station (Elizabeth Line) and within walking distance to the renowned King Street offering an ample array of amenities including Tesco Express, Pharmacies, Restaurants and Transport links to neighbouring Towns. The property also falls within the catchment for local reputable schools. The M4 and A40 can be found within a short drive for motorists.

Key Features
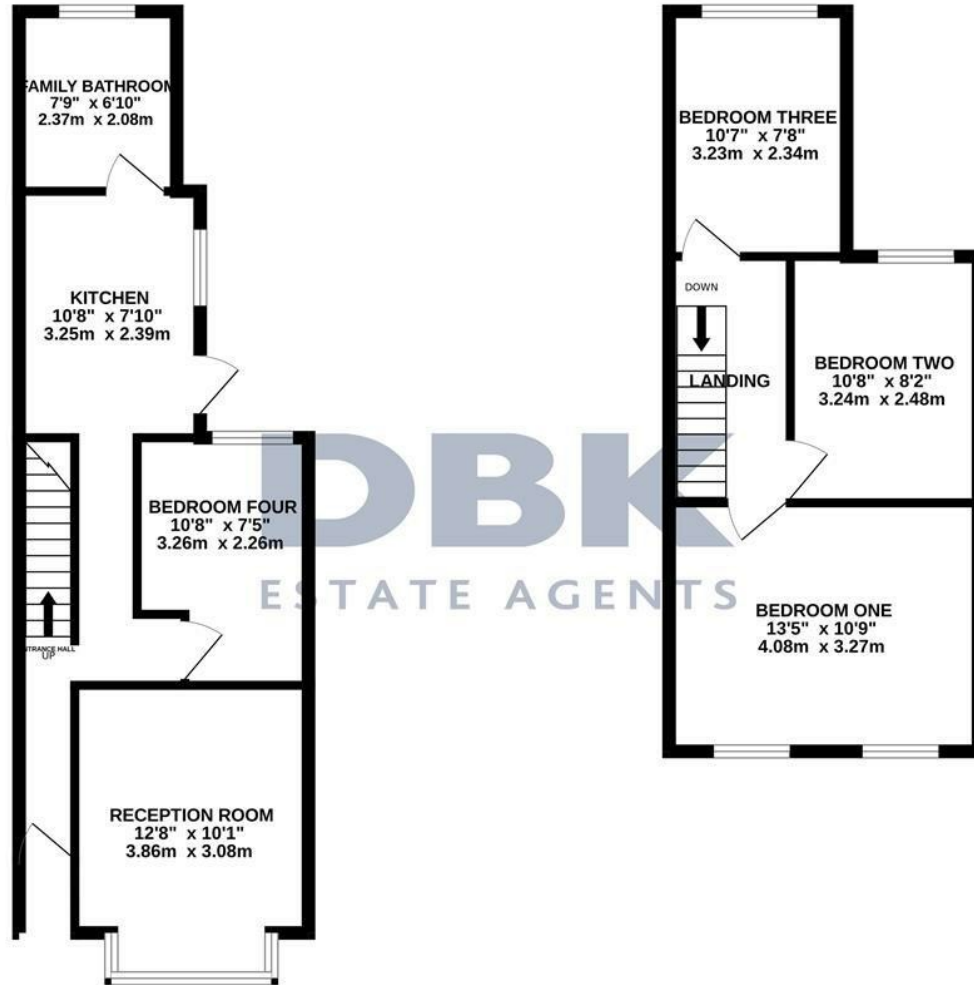
- **No Onward Chain**
- **Terrace Property**
- **Four Bedroom**
- **Reception Room**
- **Kitchen**
- **Family Bathroom**
- **Lengthy Rear Garden**
- **Rear Access**
- **Front Garden with On Street Parking**
- **Scope for Development (stpp)**

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

FIRST FLOOR
368 sq.ft. (34.1 sq.m.) approx.

FAMILY BATHROOM
7'9" x 6'10"
2.37m x 2.08m

KITCHEN
10'8" x 7'10"
3.25m x 2.39m

BEDROOM FOUR
10'8" x 7'5"
3.26m x 2.26m

ENTRANCE HALL
UP

RECEPTION ROOM
12'8" x 10'1"
3.86m x 3.08m

BEDROOM THREE
10'7" x 7'8"
3.23m x 2.34m

DOWN

LANDING

BEDROOM TWO
10'8" x 8'2"
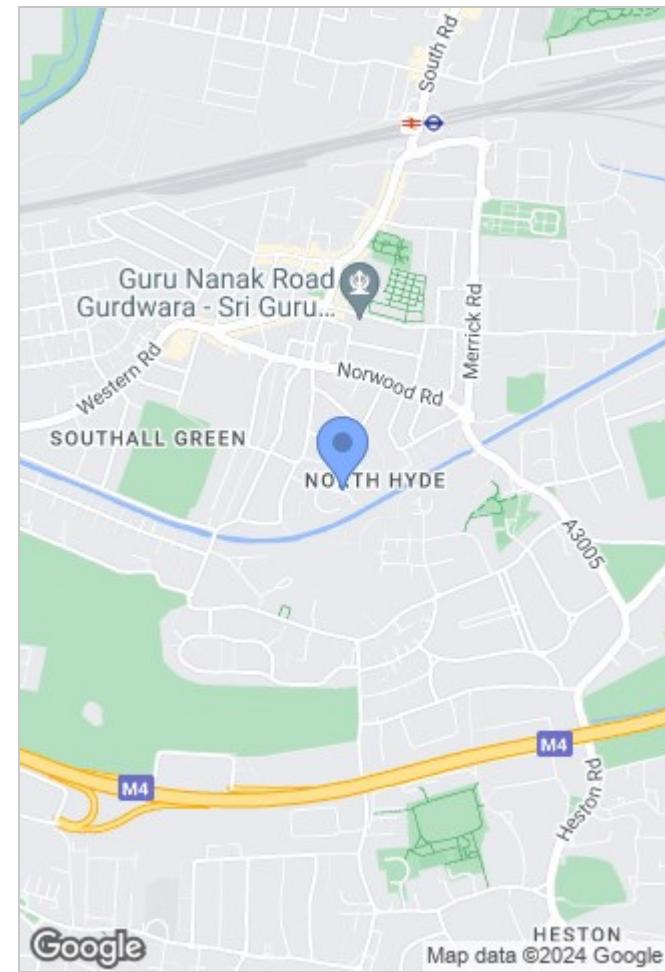3.24m x 2.48m

BEDROOM ONE
13'5" x 10'9"
4.08m x 3.27m

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TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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Guru Nanak Road
Gurdwara - Sri Guru...

Western Rd

SOUTHALL GREEN

NORTH HYDE

Norwood Rd

Merrick Rd

South Rd

A3005

M4

M4

Heston Rd

HESTON

Google

Map data ©2024 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		87
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales | EU Directive 2002/91/EC