



Stanley Road, Southall, UB1 1PA
Guide Price £580,000

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A spacious and versatile extended end-of-terrace property with No Onward Chain!

Boasting a generous footprint of approximately 1,088 square feet the property comprises of three bedrooms, a front reception room and through lounge offering flexibility for various lifestyle needs, an extended kitchen featuring ample storage and workspace and a family bathroom with a separate WC, along with a convenient ground floor shower room.

Outside, a rear garden offers a tranquil retreat for outdoor relaxation, side access provides convenience while the garage offers additional storage space. The front garden provides off-street parking, adding to the property's accessibility.

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.

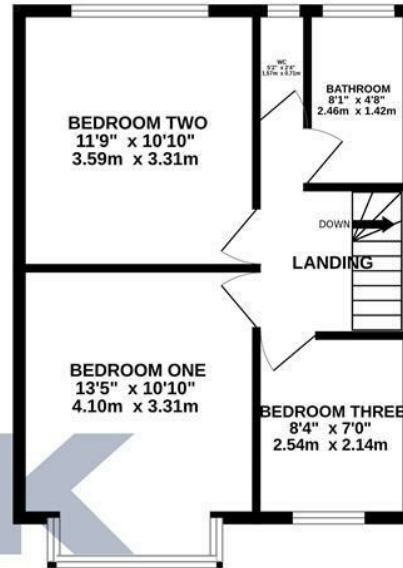
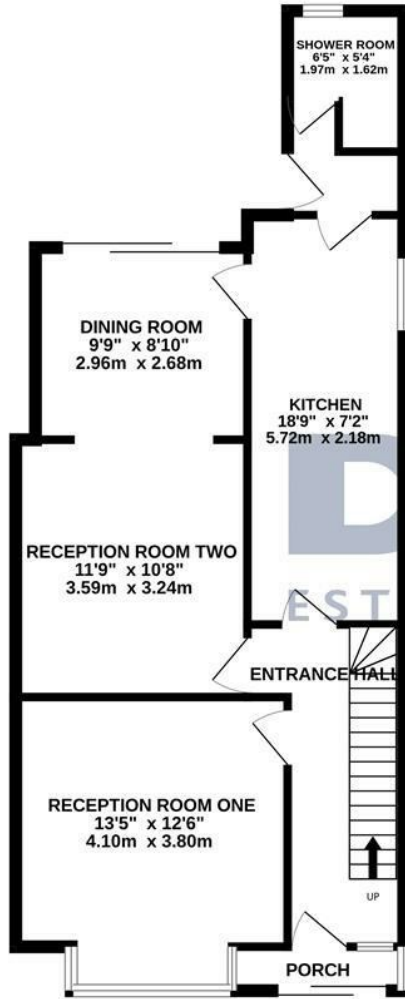
Key Features

- No Onward Chain
- Extended End of Terrace
 - Circa 1,088 Sq. Ft
 - Three Bedrooms
- Three Reception Rooms
 - Extended Kitchen
- Family Bathroom with Sep. WC + Ground Floor Shower Room
- Rear Garden with Side Access + Garage
 - Front Garden for Off Street Parking
 - Sited off Southall Broadway



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

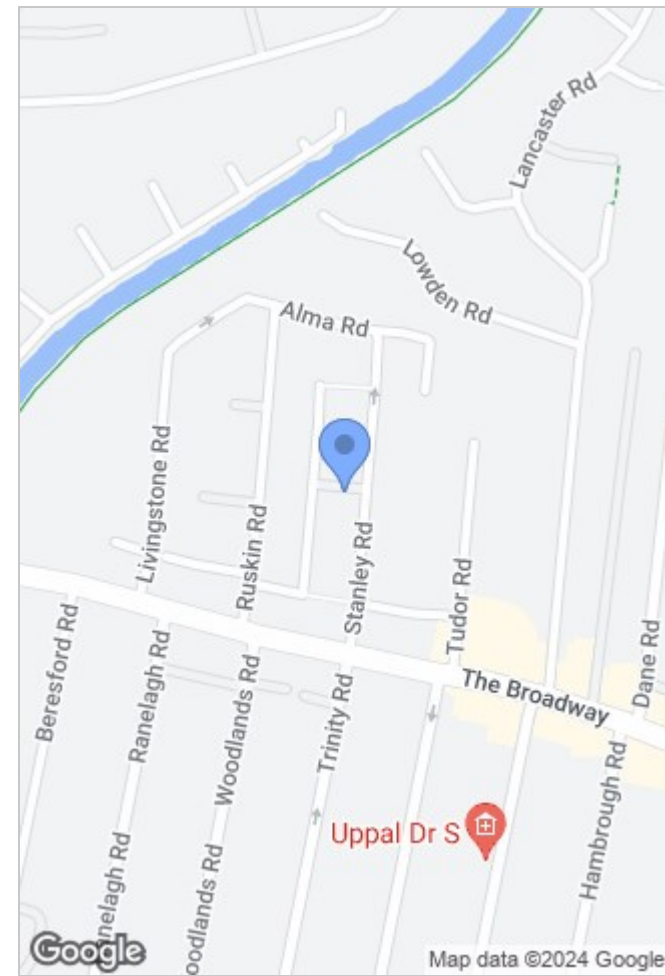
1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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