



Dormers Avenue
 , Southall, UB1 2SP

-  3 Bedrooms – 2 doubles plus a well-sized boxroom
-  Spacious Kitchen/Diner – Ideal for family living
-  Large Front Reception Room – Bright and welcoming
-  Utility Room & Ground Floor WC – Added convenience

Offers In Region Of £599,950
 EPC Rating 'TBC'





Property Description

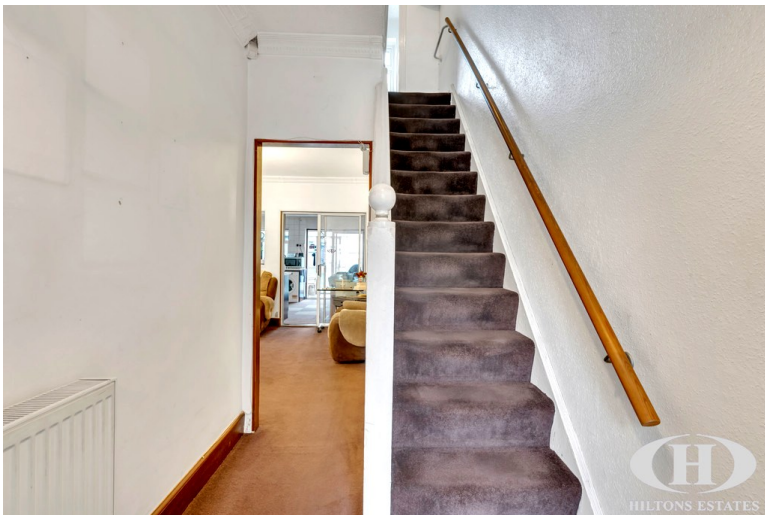
Spacious 3 Bedroom Home with Garden – Prime Opportunity on Dormers Avenue, Southall UB1

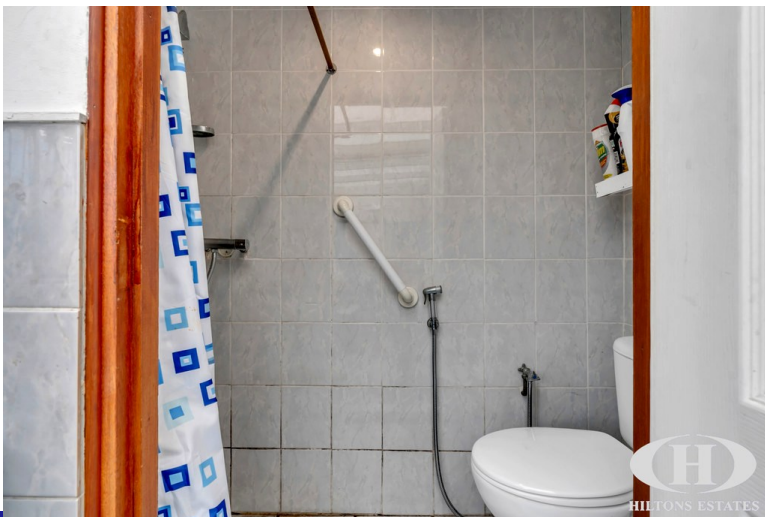
Situated on the desirable Dormers Avenue in Southall (UB1), this well-laid-out home offers great space and fantastic potential to modernise, extend, or develop further (STPP). The ground floor features a spacious entrance hallway, a large front reception room, and a generous kitchen/diner, leading to a separate utility room, a ground floor WC, and access to a private rear garden.

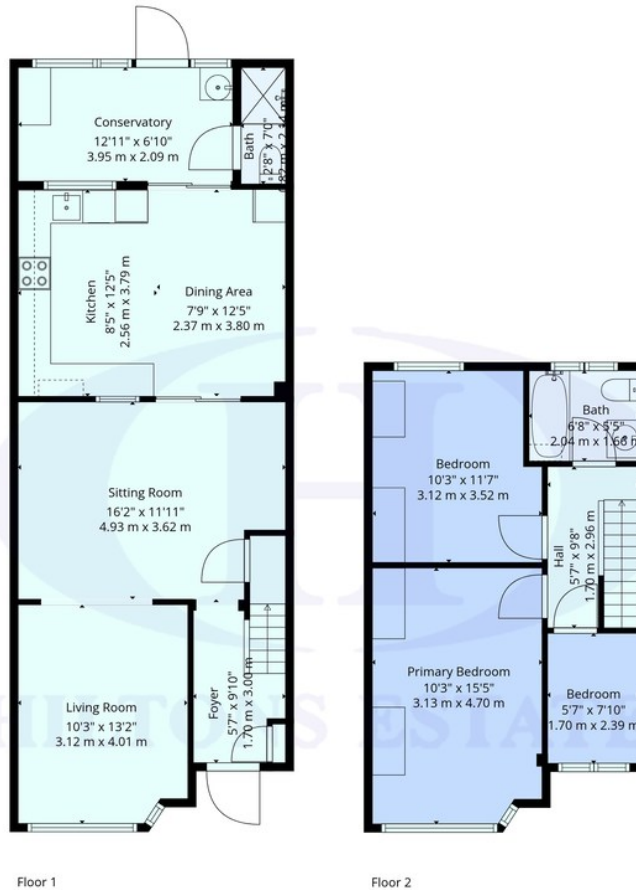
Upstairs, the property offers two large double bedrooms, a well-sized boxroom, and a family bathroom-making it ideal for growing families.

The rear garden includes a storage shed and plenty of outdoor space for future landscaping or potential extension (subject to planning).

Conveniently located near local schools, shops, parks, and excellent transport links including Southall Station (Elizabeth Line), this is a superb opportunity for buyers seeking space, location, and long-term potential.







TOTAL: 1119 sq. ft, 104 m²
FLOOR 1: 702 sq. ft, 65 m², FLOOR 2: 417 sq. ft, 39 m²
EXCLUDED AREAS: WALLS: 80 sq. ft, 8 m²



Floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

243 The Broadway
 Southall
 Middlesex
 UB1 1NF

www.hiltons-estates.com
Rajneev@hiltons-estates.com
 02085 741 999

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements