



FOR SALE · END OF TERRACE HOUSE

Derley Road

Southall, Middlesex · UB2 5EL

£449,950



2
BEDROOMS

3
BATHROOMS

1
RECEPTION

808
SQ FT

The Property

DERLEY ROAD, SOUTHALL, UB2 5EL

A fantastic opportunity to acquire this spacious two-bedroom end of terrace home, ideally positioned in a popular Southall residential location. The property offers excellent versatility with easy potential to create a third bedroom and extend further, subject to the necessary planning permissions.

The ground floor comprises an extended through lounge, kitchen and large bathroom, while upstairs offers two well-sized bedrooms and a family bathroom. To the rear is a good-sized garden with a rear annexe benefiting from an additional bathroom, giving the property a total of three bathrooms. Externally, the property benefits from a private driveway and direct side access to the rear garden, making it particularly practical for families and future development.

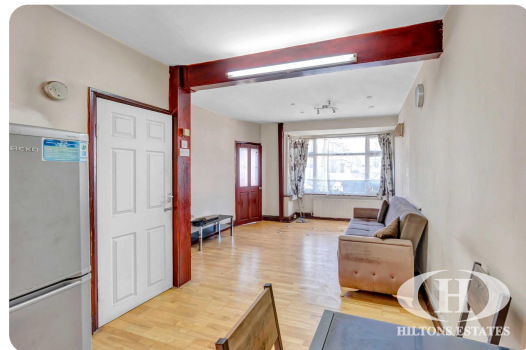
Derley Road is conveniently located close to local shops, supermarkets, schools, parks and Southall's extensive range of restaurants and amenities. Excellent transport links are nearby, including Southall Elizabeth Line station, providing fast connections into Central London, Heathrow and beyond, with easy access to the A312, A4 and M4.

KEY FEATURES

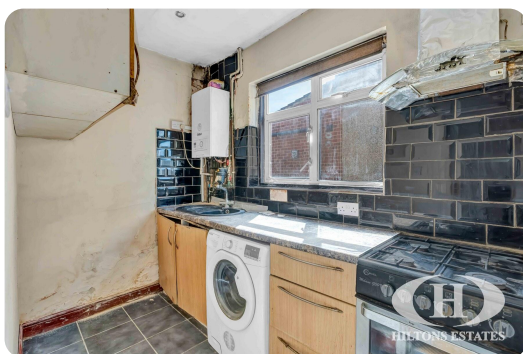
- Spacious two-bedroom end of terrace
- Potential to create 3 bedrooms & extend (STPP)
- Extended through lounge & kitchen
- Three bathrooms in total
- Rear annexe with bathroom
- Private driveway
- Direct side access to rear garden
- Excellent transport links & local amenities



EXTENDED THROUGH LOUNGE



THROUGH LOUNGE – SECOND ASPECT



KITCHEN



GROUND FLOOR ROOM

Bedrooms, Bathrooms & Annexe

DERLEY ROAD, SOUTHALL, UB2 5EL



REAR GARDEN & REAR ELEVATION



BEDROOM ONE



BEDROOM TWO



FAMILY BATHROOM



GROUND FLOOR BATHROOM



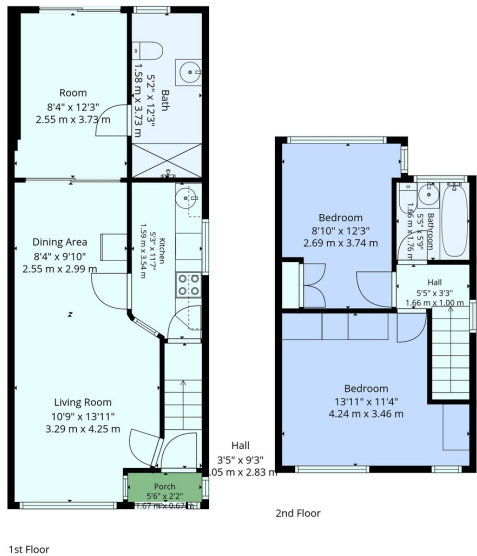
REAR ANNEXE



ANNEXE BATHROOM

Floor Plan & Information

DERLEY ROAD, SOUTHALL, UB2 5EL



* 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.

Total: 808 sq. Ft, 75 m²

1st Floor: 489 sq. Ft, 45 M², 2nd Floor: 319 sq. Ft, 30 m²

Excluded Areas: Porch: 12 sq. Ft, 1 M², Walls: 81 sq. Ft, 8 m²

PROPERTY DETAILS

Accommodation	Two bedrooms · Family bathroom · Ground floor bathroom · Through lounge · Kitchen
Property Type	End of terrace house · 1940s · Good condition
Annexe	Rear annexe with its own bathroom — three bathrooms in total
Floor Area	808 sq ft (75 sq m) approx.
Outside	Private driveway · Rear garden with direct side access · Scope to extend (STPP)

ARRANGE A VIEWING

Harvin Virk

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Viewings available — call now

AGENTS NOTE

These particulars are provided for general guidance and illustrative purposes only and do not constitute any part of an offer or contract. All measurements, floor areas and floor plans are approximate and should not be relied upon for valuation, legal or mortgage purposes. No statement in these particulars is to be relied upon as a statement or representation of fact. We have not tested any apparatus, equipment, fixtures, fittings or services, and prospective purchasers should satisfy themselves as to their condition and suitability. All interested parties are recommended to carry out their own inspections and assessments and to verify tenure, boundaries and council tax banding with their legal representative.

