



FOR SALE • DETACHED HOUSE

Dormers Wells Lane

Southall, Middlesex, UB1 3JA

OFFERS IN REGION OF

£579,950



5
BEDROOMS

2
BATHROOMS

1,169
SQ FT

Detached
PROPERTY TYPE

The Property

DORMERS WELLS LANE, SOUTHALL · UB1 3JA

A rarely available detached recent-build home situated on a quiet cul-de-sac just off Dormers Wells Lane. Offering exceptionally spacious accommodation, modern interiors and a high degree of privacy, the property is ideal for families.

The ground floor features a large reception/lounge, two bedrooms, modern kitchen and bathroom, while upstairs provides three further bedrooms and a family bathroom, giving a total of five bedrooms and two bathrooms.

Externally, the property benefits from private parking, side access and a secluded rear garden.

Conveniently located close to local shops, schools, supermarkets and parks, with excellent transport links including Southall Elizabeth Line station and easy access to the A312, A40 and M4.

KEY FEATURES

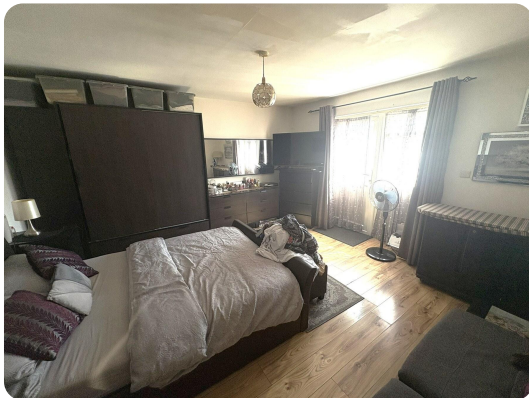
- Rarely available detached recent-build home
- Quiet cul-de-sac just off Dormers Wells Lane
- Five bedrooms and two bathrooms in total
- Large reception/lounge and modern kitchen
- Two ground floor bedrooms plus three first floor bedrooms
- Private parking and side access
- Secluded rear garden
- Elizabeth Line from Southall — easy access to A312, A40 and M4



RECEPTION / LOUNGE



KITCHEN



BEDROOM ONE



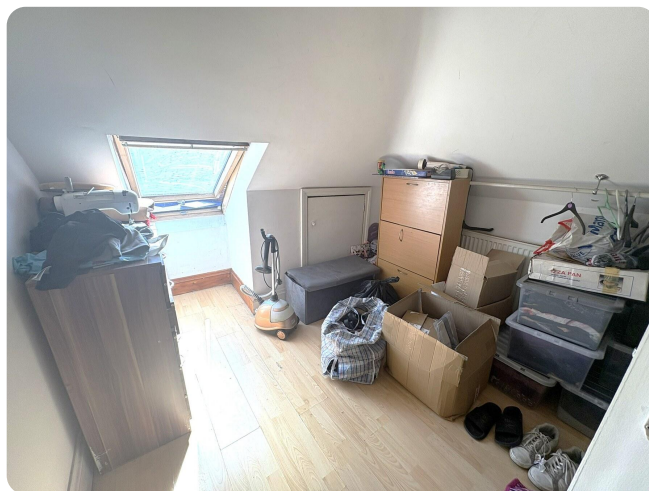
GROUND FLOOR BATHROOM

Bedrooms & Bathrooms

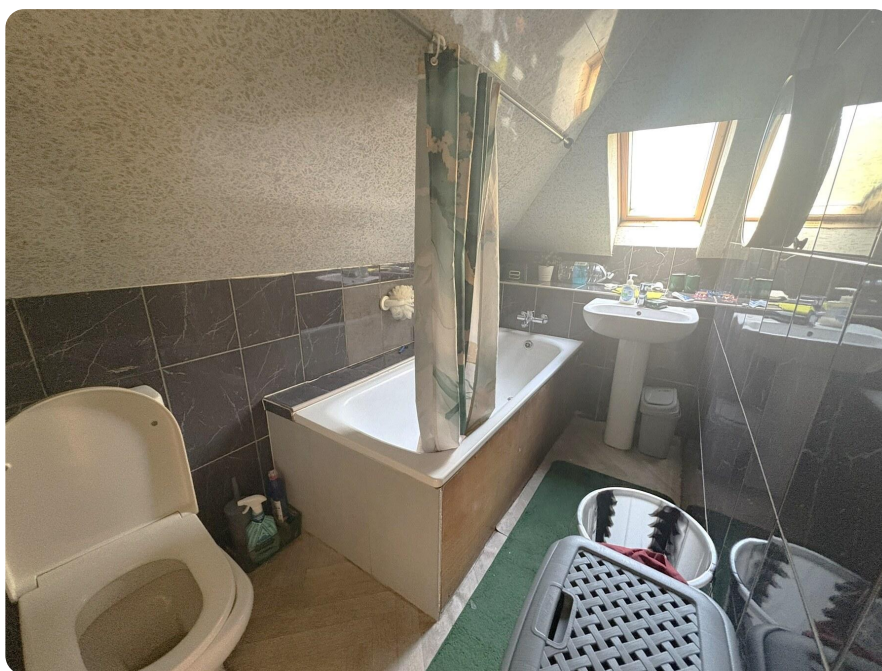
DORMERS WELLS LANE, SOUTHALL · UB1 3JA



BEDROOM THREE



BEDROOM FOUR



FIRST FLOOR BATHROOM

Garden & Outside

DORMERS WELLS LANE, SOUTHALL · UB1 3JA



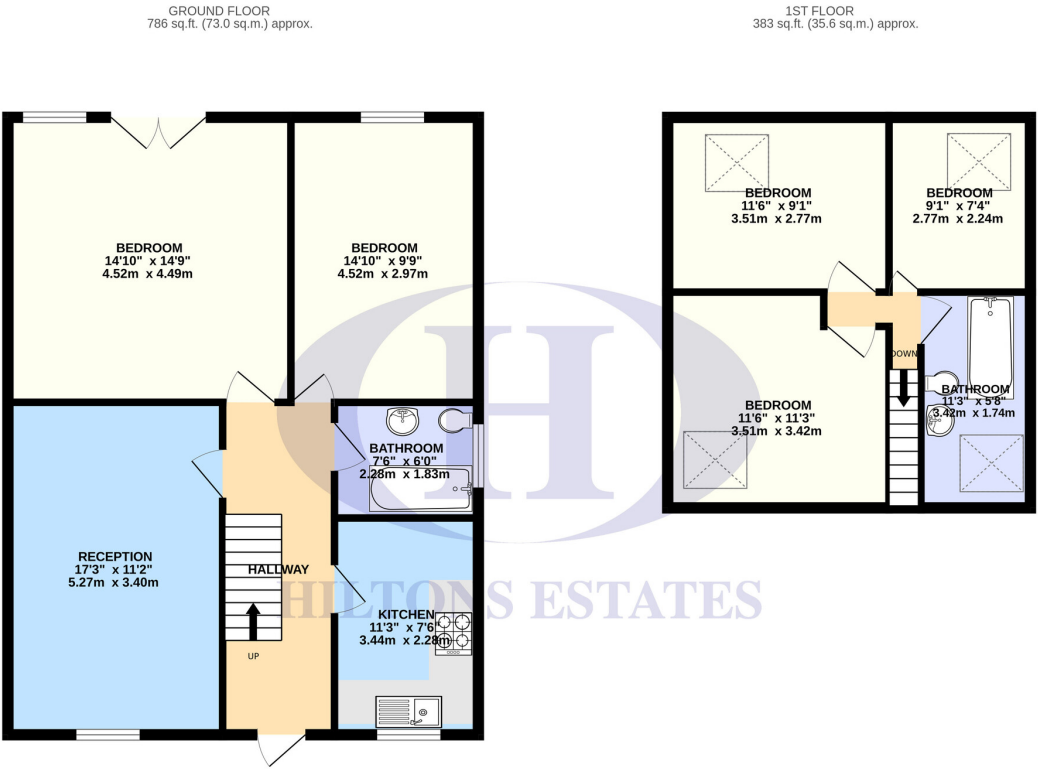
REAR GARDEN



SIDE ACCESS

Floor Plan & Dimensions

DORMERS WELLS LANE · APPROX. 1,169 SQ FT



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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Ground & first floor · not to scale

ROOM DIMENSIONS

GROUND FLOOR

Reception	17'3" × 11'2"
Bedroom One	14'10" × 14'9"
Bedroom Two	14'10" × 9'9"
Kitchen	11'3" × 7'6"
Bathroom	7'6" × 6'0"

FIRST FLOOR

Bedroom Three	11'6" × 9'1"
Bedroom Four	9'1" × 7'4"
Bedroom Five	11'6" × 11'3"
Bathroom	11'3" × 5'8"

Ground Floor	786 sq ft / 73.0 m²
First Floor	383 sq ft / 35.6 m²
Total	1,169 sq ft / 108.6 m²

Further Information

DORMERS WELLS LANE, SOUTHALL · UB1 3JA



FRONT ELEVATION

KEY INFORMATION

Accommodation Reception/lounge · two ground floor bedrooms · modern kitchen · ground floor bathroom · three first floor bedrooms · family bathroom

Floor Area approx. 1,169 sq ft / 108.6 m² — ground floor 786 sq ft, first floor 383 sq ft · **Type** Detached house · **EPC** Current 79 (C) · Potential 83 (B)

Outside Private parking · side access · secluded rear garden. Situated on a quiet cul-de-sac just off Dormers Wells Lane. Tenure to be confirmed and verified by your solicitor

Arrange a Viewing

Hiltons Estates
243 The Broadway,
Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.