



Somerset Road, Southall, UB1 2TR
Guide Price £535,000

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Offered to the market with No Onward Chain, this three-bedroom terrace home presents an excellent opportunity for buyers looking to put their own stamp on a property, with superb scope for development (subject to the usual planning permissions).

The accommodation further comprises two well-proportioned reception rooms, a separate kitchen and a family bathroom with separate WC.

Externally, the property benefits from a lengthy rear garden, offering ample outdoor space, there is a garage with rear access and the front garden also offers potential to create off-street parking.

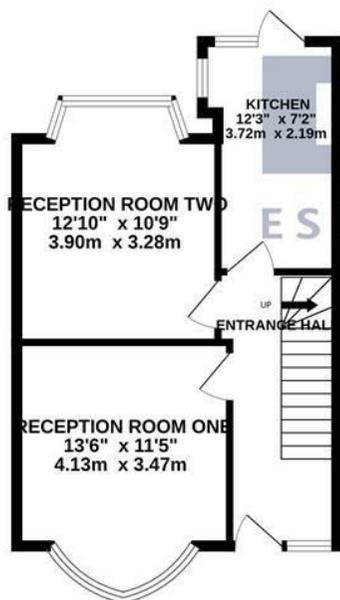
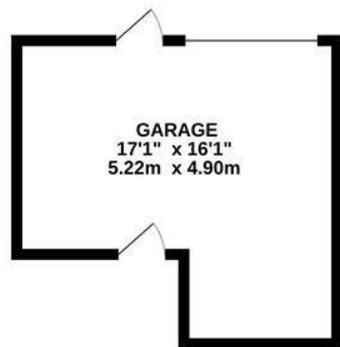
Situated just off the popular Lady Margaret Road the property is conveniently located nearby to an ample array of local amenities and reputable schools such as Greenford High School scoring OUTSTANDING by OFSTED. Southall & Hanwell Overground Stations can be found within close proximity and for motorists the A40/ M40 lies close by connecting you to neighbouring towns.

Key Features

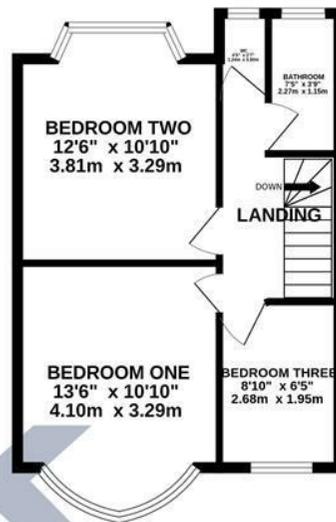
- No Onward Chain
- Scope for Development (stpp)
 - Terrace Home
 - Three Bedrooms
- Two Reception Rooms
 - Kitchen
- Family Bathroom with Sep. WC
 - Lengthy Rear Garden
 - Garage with Rear Access
- Front Garden with Potential for Off Street Parking



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



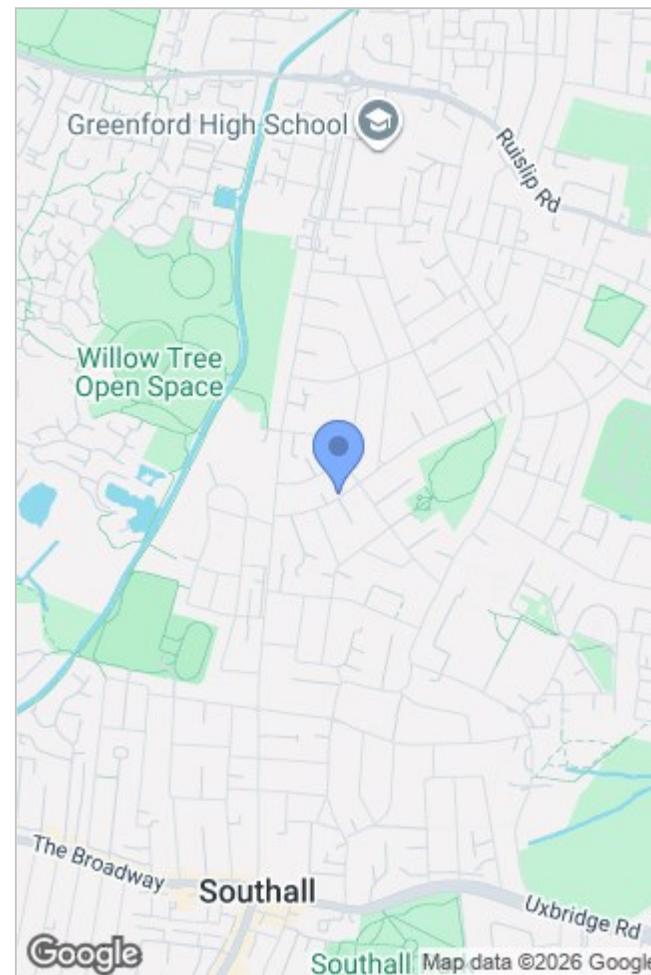
1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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			67
(81-91) B			
(69-80) C			
(55-68) D			
(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			86
(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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