



**Stratford Road, Southall, UB2 5PG**  
**Guide Price £549,950**

**DBK**  
ESTATE AGENTS



This extended end of terrace home features three well-proportioned bedrooms along with two versatile reception rooms opening to an extended kitchen/diner, creating a bright and sociable space. A family bathroom is complemented by a separate WC, while an additional ground floor WC adds further convenience.

Outside, the property boasts a rear garden with side access as well as a front garden that provides off-street parking.

There is also excellent scope for further development, subject to the necessary planning permissions.

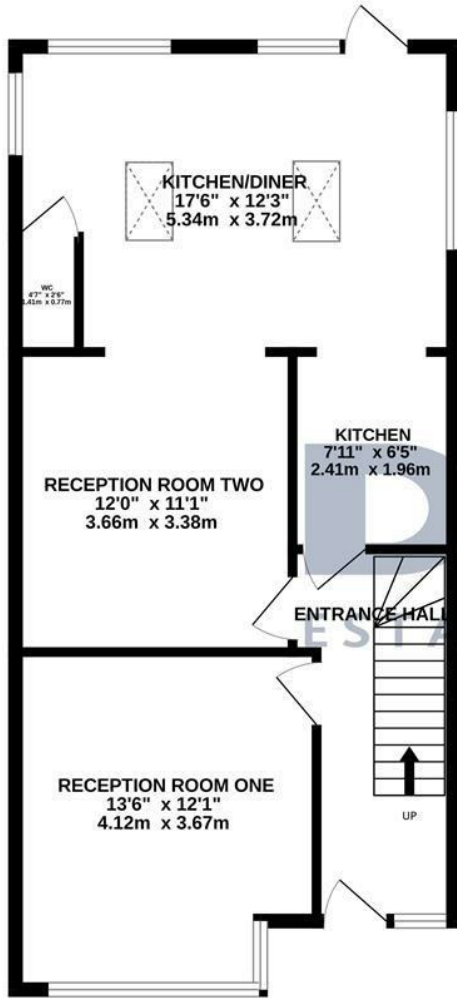
Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.

## Key Features

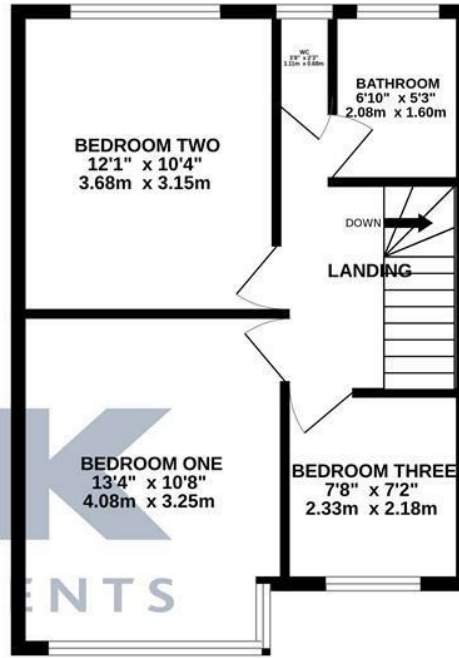
- **Extended End of Terrace Property**
  - **Three Bedrooms**
  - **Two Reception Rooms**
  - **Extended Kitchen/ Diner**
- **Family Bathroom with Sep. WC**
  - **Additional Ground Floor WC**
  - **Rear Garden with Side Access**
- **Front Garden with Off Street Parking**
  - **Scope for Development (stpp)**
    - **Circa 1,073 Sq.Ft**



GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



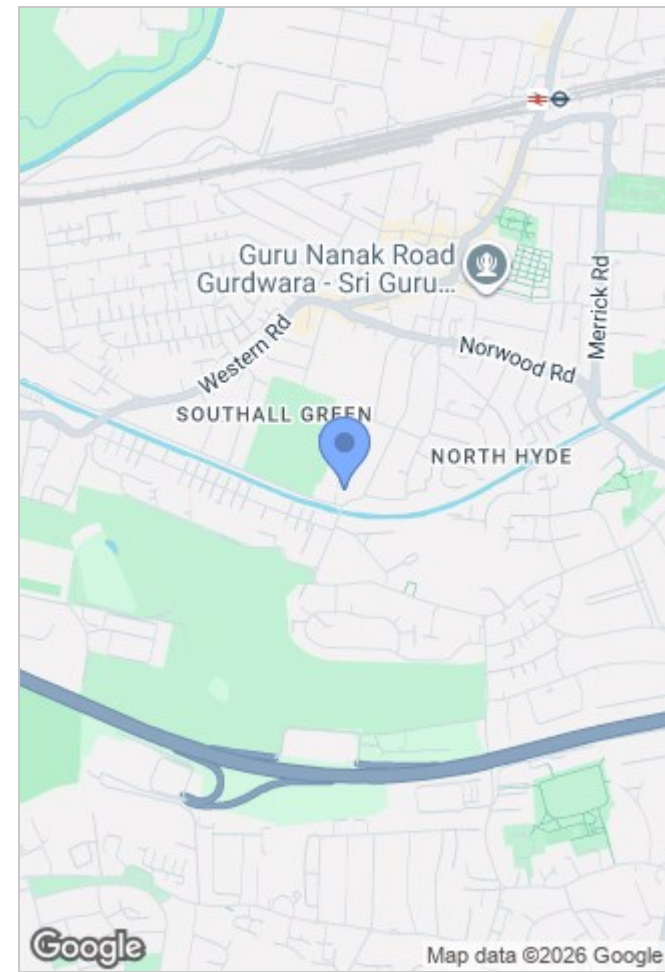
1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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