



Northcote Avenue, Southall, UB1 2AZ
Guide Price £538,000

DBK
ESTATE AGENTS



Offered to the market with NO ONWARD CHAIN. this beautifully modernised and extended end of terrace home provides approximately 1,422 sq. ft of versatile living accommodation arranged over THREE floors.

The upper floors comprise of three well-proportioned double bedrooms, complemented by a chic family bathroom, while the loft room provides valuable additional space that can be utilised as a home office, playroom or guest area.

The ground floor offers generous and flexible living space, comprising two bright reception rooms, an additional dining room and a newly fitted Wren kitchen complete with integrated appliances and contemporary finishes. A separate utility room and a stylish ground floor shower room add further practicality.

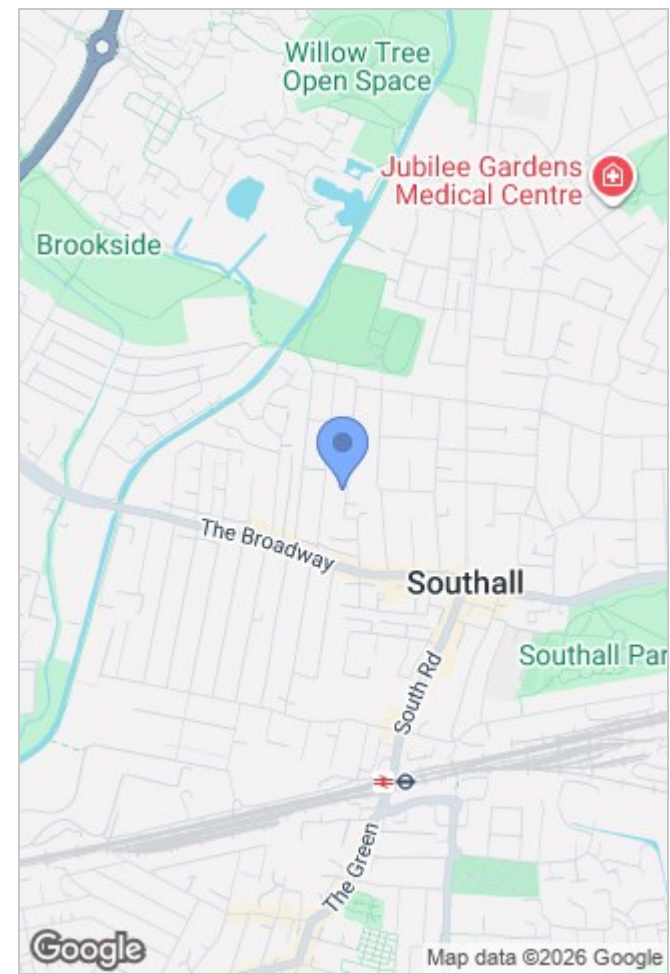
Externally, the property benefits from a private rear garden with side gated access, a brick-built outbuilding ideal for storage or workspace use and a front garden. On-street parking is available via a residents permit.

Sited 0.5 miles from Southall Station (Elizabeth Line) and within walking distance to the renowned Southall Broadway offering an ample array of amenities such as Retail Shops, Pharmacies, Restaurants and Transport links to neighbouring Towns. Reputable schools include Villiers High School, Yeading Infant and Nursery School and Tudor Primary School being a stone throw away from the property, all schools scoring OUTSTANDING by OFSTED.

Key Features

- No Onward Chain + Circa 1,422 Sq.Ft
- Modernised + Extended End of Terrace Home Arranged Over Three Floors
 - Three Double Bedrooms + Loft Room
 - Two Reception Rooms + Additional Dining Room
- Newly Fitted Wren Kitchen with Integrated Appliances
 - Chic Family Bathroom + Ground Floor Shower Room
 - Utility Room
 - Rear Garden with Side Gated Access
 - Brick Out Building
- Front Garden + On Street Parking (Permit Required)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			
(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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