





Spacious 3 Bedroom Home with Garden – Prime Opportunity on Dormers Avenue, Southall UB1

Situated on the desirable Dormers Avenue in Southall (UB1), this well-laid-out home offers great space and fantastic potential to modernise, extend, or develop further (STPP). The ground floor features a spacious entrance hallway, a large front reception room, and a generous kitchen/diner, leading to a separate utility room, a ground floor WC, and access to a private rear garden.

Upstairs, the property offers two large double bedrooms, a well-sized boxroom, and a family bathroom—making it ideal for growing families.

The rear garden includes a storage shed and plenty of outdoor space for future landscaping or potential extension (subject to planning).

Conveniently located near local schools, shops, parks, and excellent transport links including Southall Station (Elizabeth Line), this is a superb opportunity for buyers seeking space, location, and long-term potential.



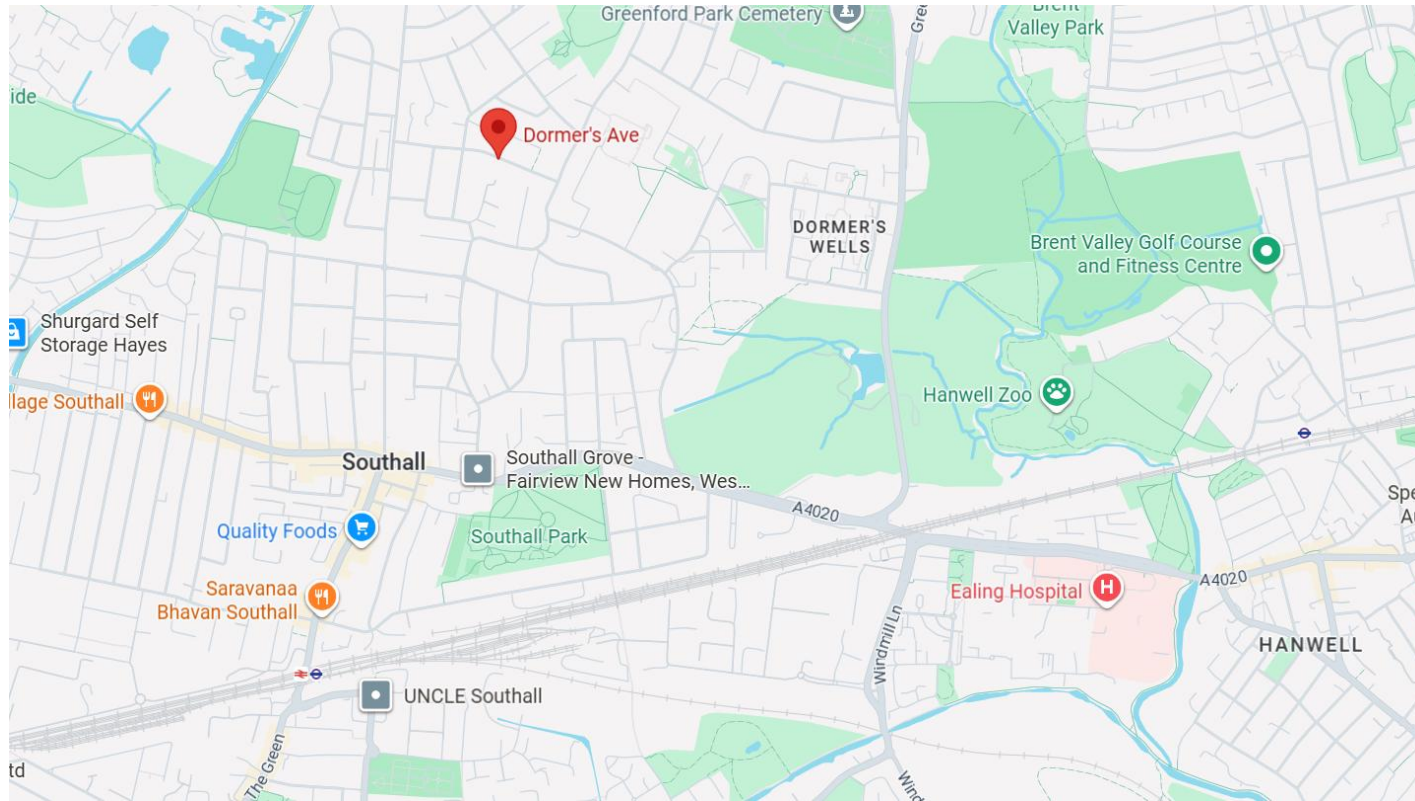
3 Bedrooms – 2 doubles plus a well-sized boxroom

Spacious Kitchen/Diner – Ideal for family living

Large Front Reception Room – Bright and welcoming

Utility Room & Ground Floor WC – Added convenience

Private Rear Garden – With handy storage shed





Floor 1



Floor 2



Floor 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: 1119 sq. ft, 104 m2
FLOOR 1: 702 sq. ft, 65 m2, FLOOR 2: 417 sq. ft, 39 m2
EXCLUDED AREAS: WALLS: 80 sq. ft, 8 m2

Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.