



HILTONS ESTATES

STRATFORD ROAD, SOUTHALL, UB2 5PQ

OFFERS OVER £530,000



HILTONS ESTATES



Hiltons Estates brings to the market this Spacious 4 Bedroom Freehold Property in a popular location of Southall, UB2! The Ground floor comprises a Porch, an Entrance Hallway, Reception Room, Shower room, and Kitchen/Diner. The first floor comprises a landing leading to 2 Well sized Double bedrooms, shower room and 3rd bedroom. The second floor comprises a master bedroom with En Suite. There is a low maintenance paved rear garden and off street parking to the front for 2-3 cars. Walking distance to Southall Green, Schools, Local Amenities, and Bus Stops. Easy reach to Southall Crossrail and A40! An Excellent Opportunity for Families, Commuters, Developers and INVESTORS! Not to missed! Call NOW to book viewings! Highly Recommended!



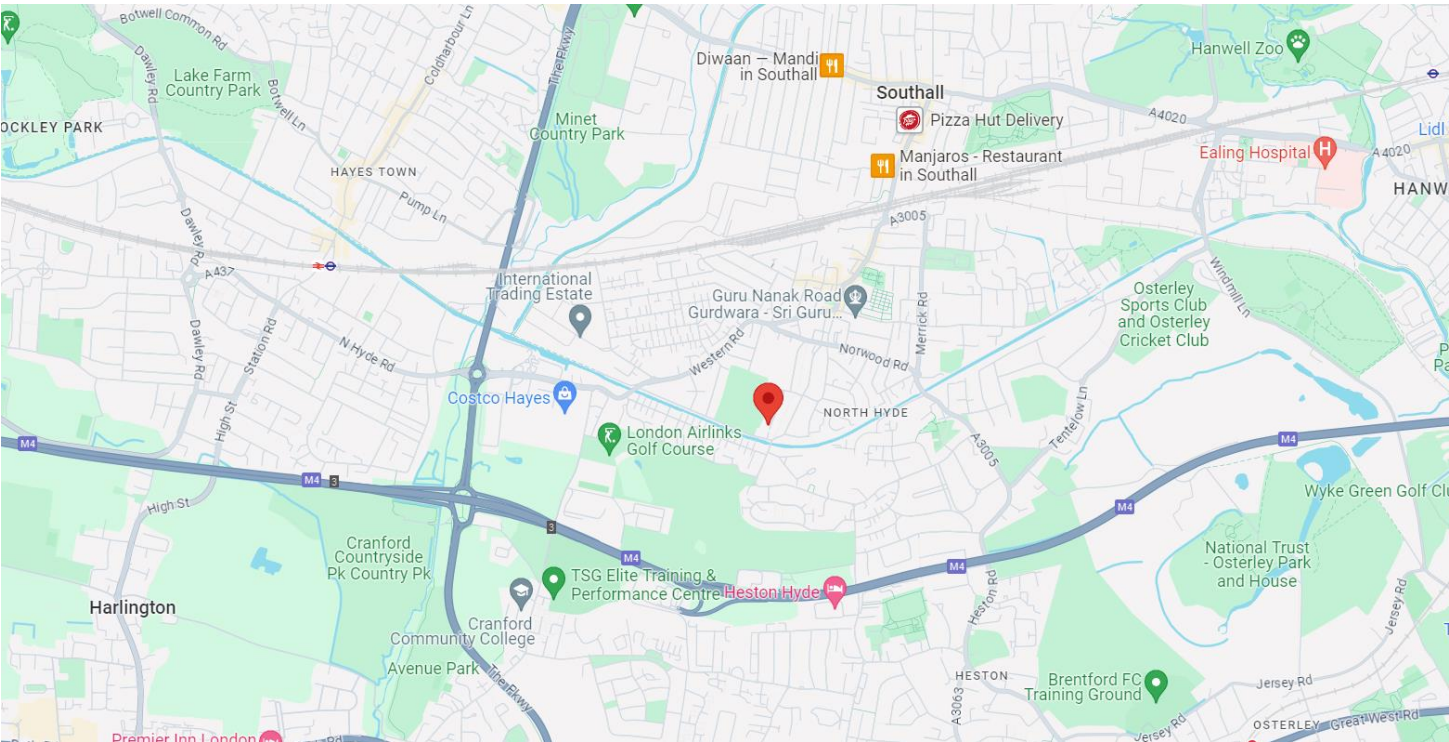
Spacious 4 Bedroom Freehold Property in a popular location of Southall, UB2!

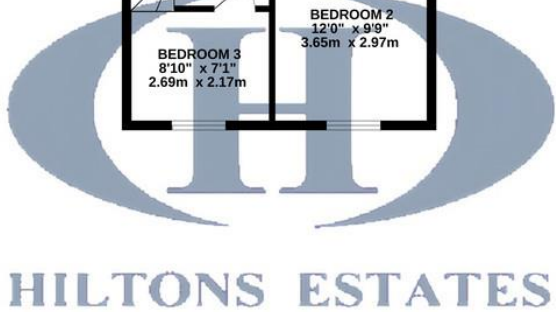
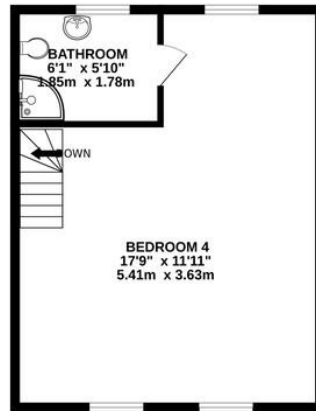
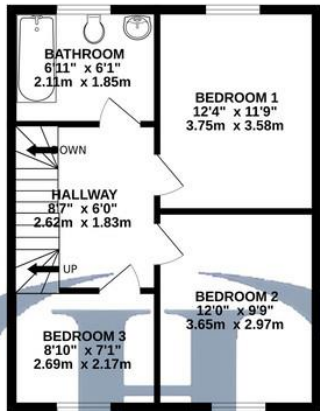
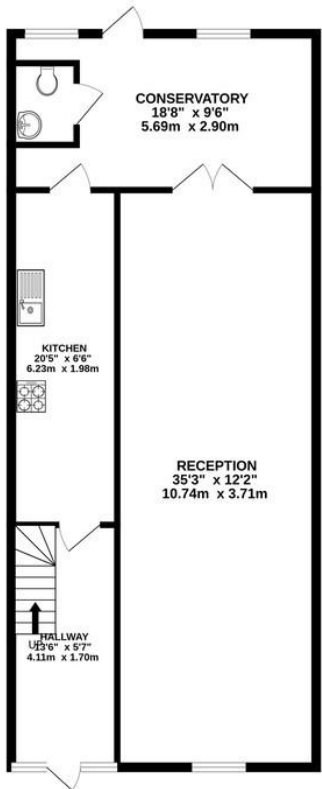
Loft conversion Bedroom with En Suite!

Off street parking to the front for 2-3 cars!

Walking distance to Southall Green, Schools, Local Amenities, and Bus Stops!

An Excellent Opportunity for Families, Commuters, Developers and INVESTORS!





TOTAL FLOOR AREA : 1742 sq.ft. (161.8 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.
Made with Metropix ©2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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 and 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.