



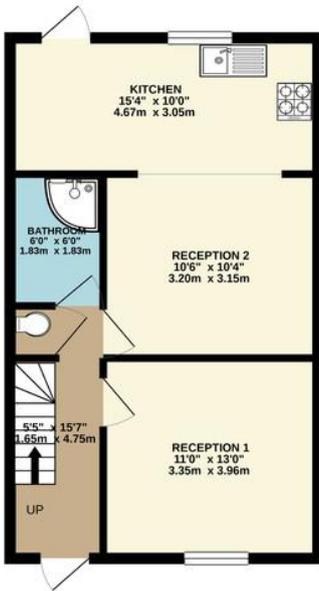
Marlborough Road | Southall | UB2 5LW

£475,000

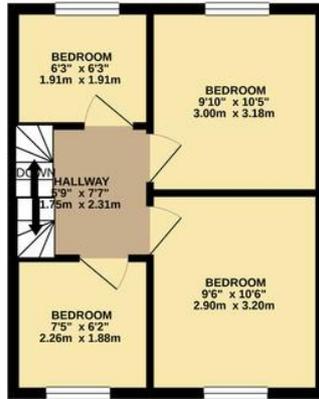
Hiltons Estates brings to the market this Brilliant Opportunity to purchase this Freehold property located within a popular area of Southall, UB2! The property comprises an entrance hallway, two living room's, kitchen, shower-room, well sized rear garden and driveway on the ground floor. Upstairs there are two double bedrooms, and two box room's. Second floor contains the fourth bedroom with ample storage facility. Conveniently located off Western Road, this property is close by to Heston, Norwood Green, Schools, Transport links, and Bus Stops. Easy reach to Southall Crossrail and A40! An Excellent Opportunity for Families, Commuters, Developers and INVESTORS! Not to be missed! Call NOW to book viewings! Highly Recommended!



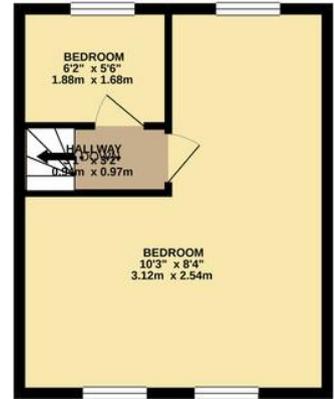
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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