



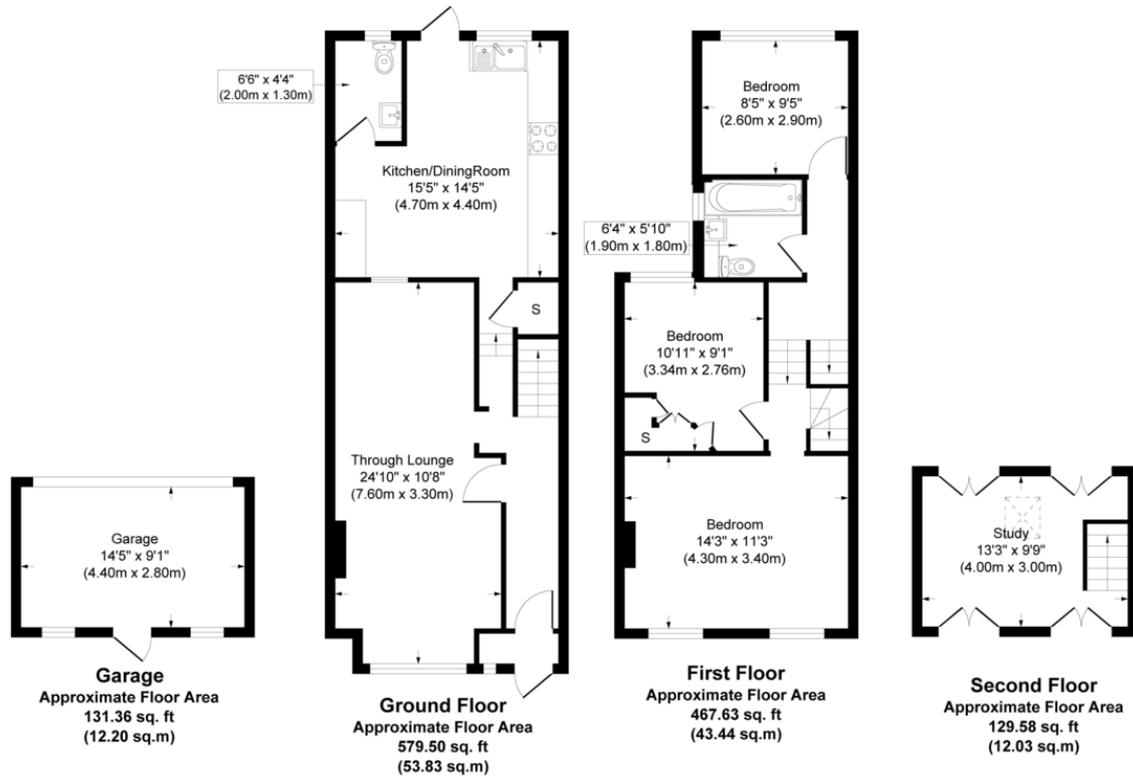
Hammond Road | Southall | UB2 4EH

Offers over £550,000

Hiltons Estates brings to the market this beautifully presented 3 Bedroom End Terraced property ideally located in Southall, UB2. The property consists of an entrance hallway leading to a spacious living room, fully fitted modern kitchen, WC, and access to the rear private garden. Upstairs, there are 3 Well sized bedrooms and family bathroom. The loft has been converted to a study room with plenty of eave's storage. This property is located within walking distance to local shops, schools, amenities, and bus stops. The Southall Cross Rail is also within walking distance and there are good transport links to Heathrow, Central London, M4, M25, M40 and A40. A brilliant Opportunity for First-Time Buyers, Commuters, and Investors! Viewings are Highly Recommended!!! Call Us to Book Now!!!



Hammond Rd, Southall UB2 4EH



Approx. Gross Internal Floor Area 1308 sq. ft / 121.52 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale
Produced by www.Rahuljora.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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