



Dudley Road | Southall | UB2 5AS

£450,000

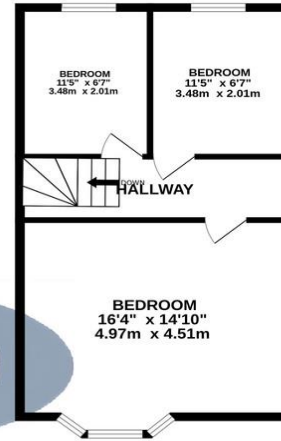
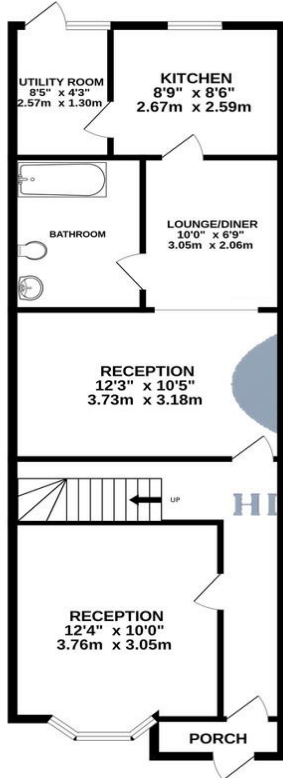
Hiltons Estates presents to the market this Freehold three bedroom home in Southall, UB2! The ground floor comprises of two reception rooms, fully fitted kitchen, family bathroom, extended utility space and access to garden. Upstairs, there are 3 sizable bedrooms! Local shops, schools and amenities are close by, and bus links and transport links are within easy reach. Ideal opportunity for families and Investors!!!
Viewings Highly Recommended!!

- Freehold Three Bedroom Home
- Spacious Garden
- Fully Fitted Kitchen
- Two Reception Rooms
- Moments Away from Local Amenities



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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 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