

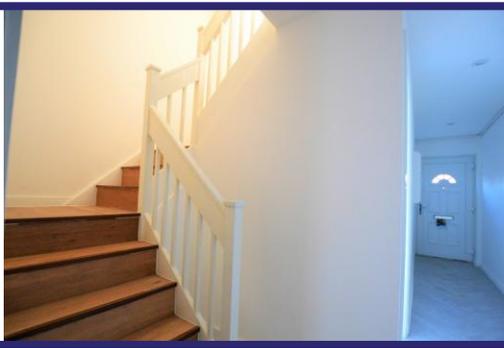


Western Road | Southall | UB2 5EA

£499,950

Hiltons Estates brings to the market this stunning five bedroom home situated within a prime patch of Old Southall. Benefitting from being newly refurbished to a very high specification, an ideal turn-key ready home. The ground floor consists of a large hallway leading to a double bedroom, fully fitted kitchen finished to a high standard and a garden room with patio doors. The first floor leads to two spacious bedrooms and a three-piece shower room. The second floor leads to a further two bedrooms and an additional family bathroom finished to a high standard. Off-street parking for two cars available and a sizeable garden benefits this home. 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!!

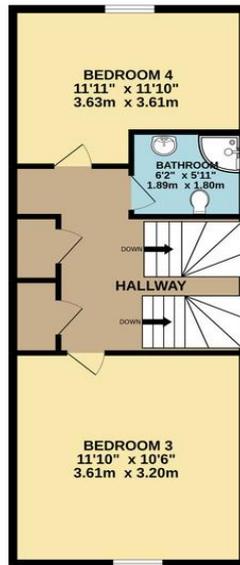
- Five Bedroom Townhouse
- Newly Refurbished
- High Specification Kitchen and Bathrooms
- Off-street Driveway Parking
- Large Garden



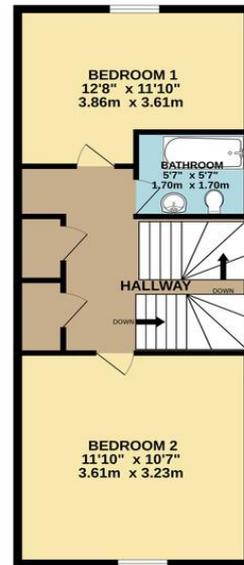
GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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