







A brilliant 3 bedroom home: Hiltons Estates brings to the market a sought after Semi-Detached property on a popular road of Southall, UB1. Very well presented family home, the ground floor the property comprises an entrance hall, WC, leading to a office/bedroom, spacious living room with diner and fully fitted kitchen. The first floor has 3 beautifully presented well sized bedrooms and family bathroom. There is off street parking, a pleasant garden with annexe and opportunity for further development (stpp). Easy reach to Southall Broadway, Greenford, Ealing, Elizabeth Line Crossrail, local buses, Schools, shops and amenities. Call NOW for further details, not to be missed. Viewings Available.

Semi-Detached 3 Bedroom Home in Southall, UB1

Off Street Parkin & Rear Annex

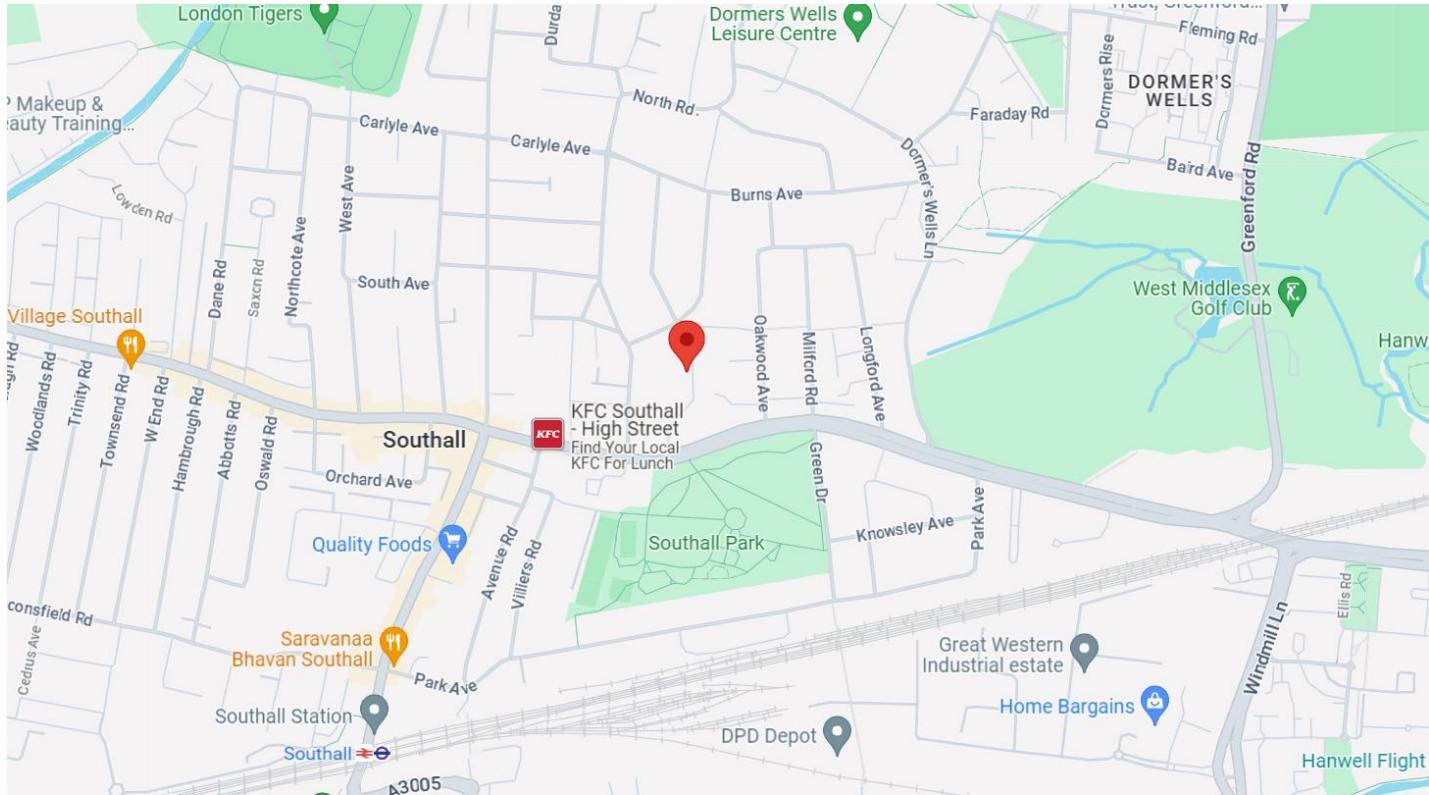
Ideal Location, Great Transport Links

Opportunity to Extend Further!

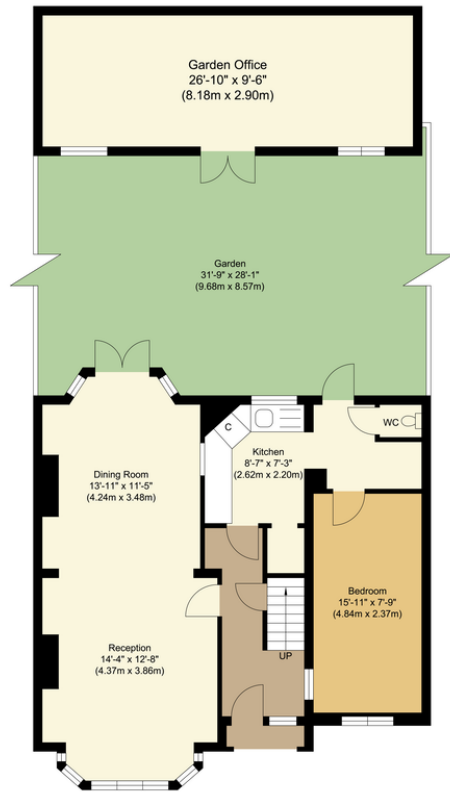
Desirable and Highly Sought After Road!



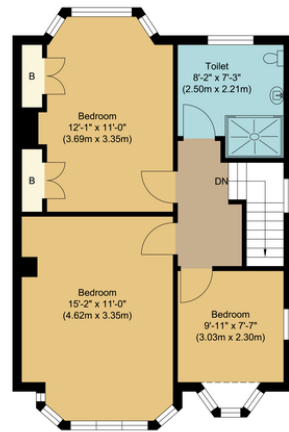




TOTAL APPROX FLOOR AREA 1455.60 SQ. FT. (AREA 135.23 SQ. M)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Ground Floor  
 Approximate Floor Area  
 849.48 sq. ft.  
 (88.21 sq. m)



First Floor  
 Approximate Floor Area  
 506.11 sq. ft.  
 (47.02 sq. m)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		