



Woodlands Road | Southall | UB1 1EF

£530,000

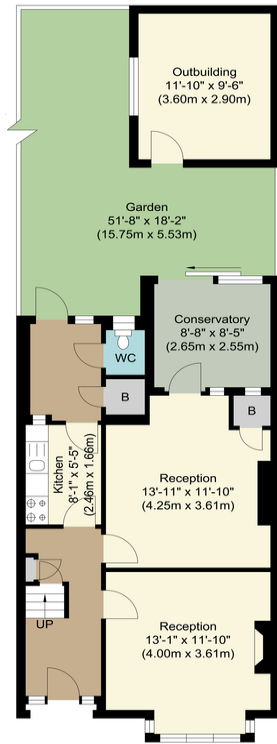
Hiltons Estates brings to the market this Ideally located 3 bedroom End Of Terrace property in the popular location of Southall, UB1. The property comprises an entrance hallway 2 reception rooms, fitted kitchen with access to the private rear garden. Upstairs, there are 3 Well sized bedrooms and family bathroom. There is further Opportunity to Extend and Develop (STPP). Walking distance to Southall Broadway and Crossrail. Great transport and bus links to Heathrow, Central London, M4, M25 and M40. Call NOW for further details, viewings available. Highly Recommended.

- Excellent End of terraced property located in UB1!
- 3 Bed, Large Private Rear Garden
- Further Opportunity to Extend and Develop (STPP)
- Walking distance to Southall Broadway and Crossrail
- Call NOW for further details, viewings available

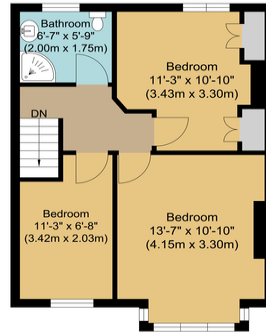


TOTAL APPROX FLOOR AREA 1119.98 SQ. FT. (AREA 104.05 SQ. M)

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
696.74 sq. ft.
(64.73 sq. m)



First Floor
Approximate Floor Area
423.23 sq. ft.
(39.32 sq. m)

Contact Details

137 Western Road
Southall
Middlesex
UB2 5HN

www.hiltons-estates.com
Harvin@hiltons-estates.com
02088679555

Age Range	Energy Rating	Current Rating	Potential Rating
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		61 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 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