

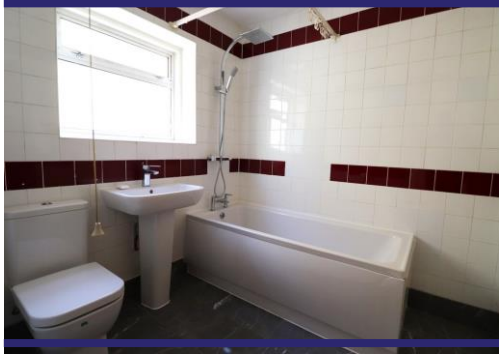


Featherstone Road | Southall | UB2 5AQ

£460,000

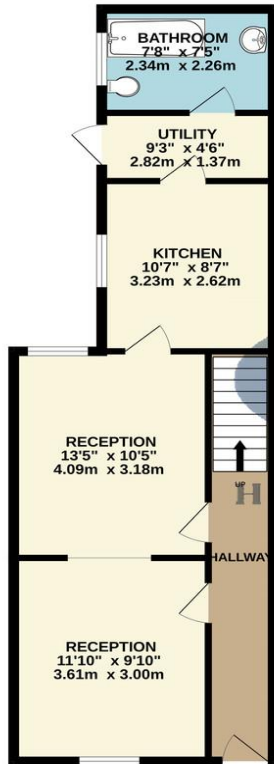
Hiltons Estates present this larger than average home located off of Southall Green! An ideal location for commuters being in the central of amenities such as transport links, places of worship, shops and schools. The property boasts a spacious lounge, fully-fitted kitchen, brand new fitted bathroom and ample storage facilities on the ground floor. The rear garden is over 40ft, ideal for storage and further home usage. The first floor leads to three double-bedrooms to accommodate all family needs or an investors dream benefitting from a high rental yield. Viewings Highly Recommended!

- Three double bedrooms
- Brand New Bathroom
- Spacious lounge
- Fully fitted kitchen
- Close to local Amenities



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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