



Beresford Road | Southall | UB1 1NL

£550,000

Hiltons Estates brings to the market this Spacious 3 bedroom Semi-Detached freehold property located in Southall, UB1! The ground floor comprises entrance hallway leading to a lounge/diner, fully fitted kitchen, shower room, rear garden with large annex. Upstairs, there is a spacious master bedroom, double bedroom, box room and family bathroom. There is off street parking and private rear garden. Located within walking distance to Southall Broadway, Southall Station (Crossrail), shops, banks, amenities, bus stops, and Southall Waterside. Good transport links to Central London, Heathrow, M4, M25 and M40. A brilliant Opportunity for Families, Commuters, Investors and Developers! Highly Recommended! Call NOW for further details! Not to be missed!



GROUND FLOOR

1ST FLOOR



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

137 Western Road

Southall

Middlesex

UB2 5HN

www.hiltons-estates.com

Harvin@hiltons-estates.com

02088679555

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 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