







Hiltons Estates presents to the market this Freehold three bedroom home in Southall, UB2! The ground floor comprises of two reception rooms, fully fitted kitchen, family bathroom, extended utility space and access to garden. Upstairs, there are 3 sizable bedrooms! 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!!

Freehold Three Bedroom Home

Spacious Garden

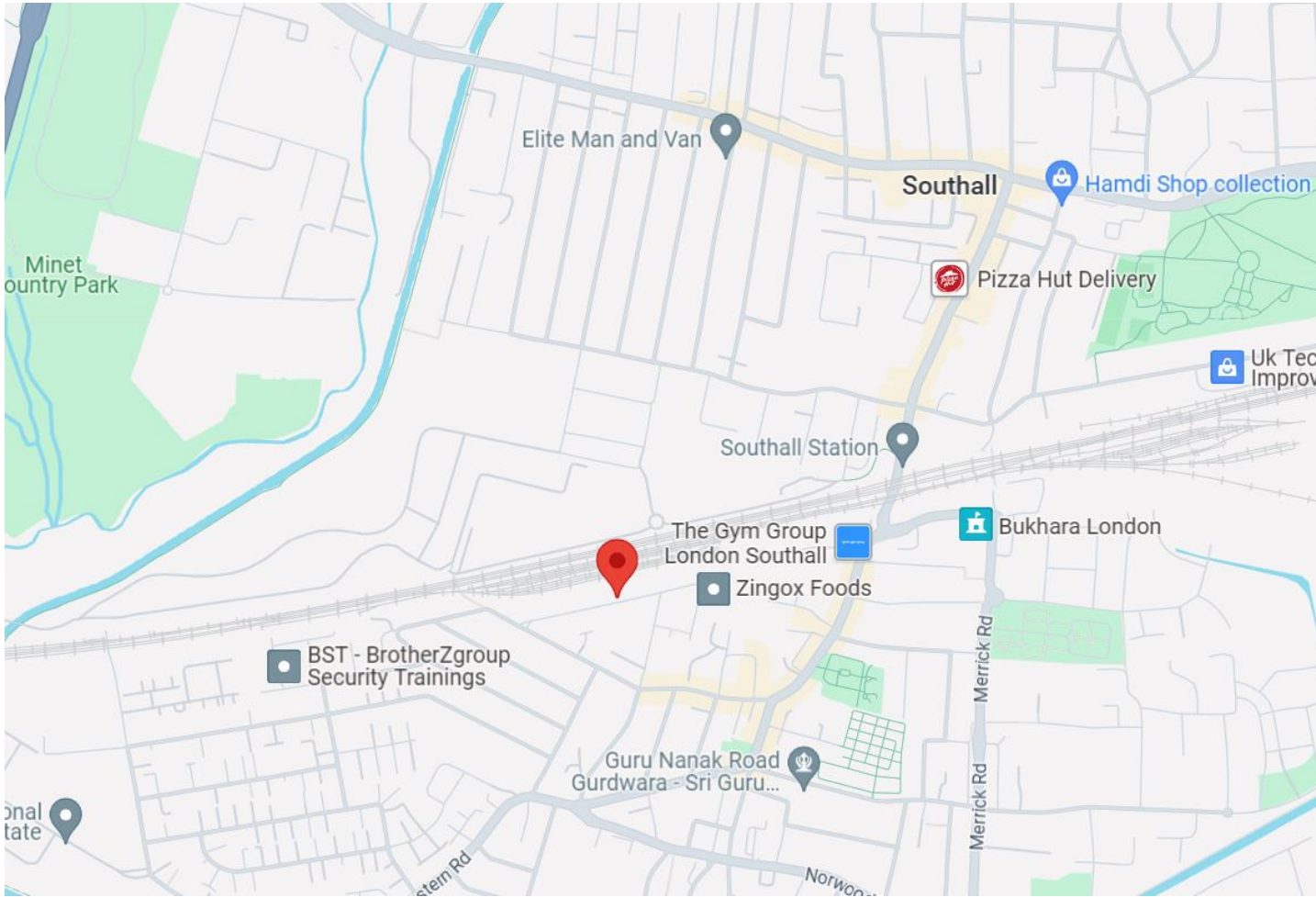
Fully Fitted Kitchen

Two Reception Rooms

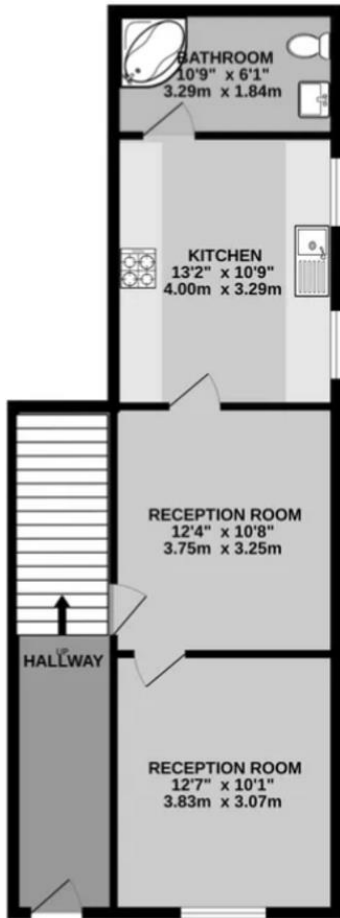
Moments Away from Local Amenities



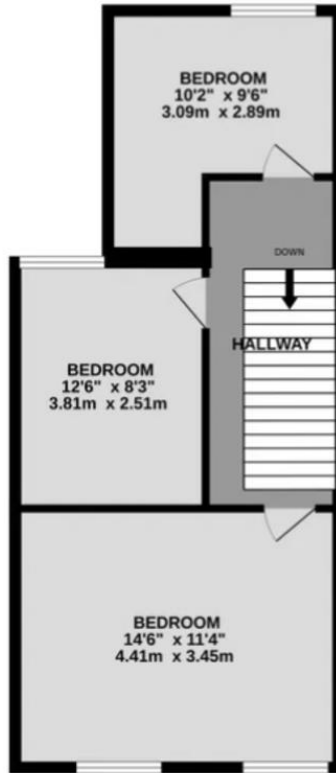




GROUND FLOOR  
592 sq ft. (55.0 sq.m.) approx.



1ST FLOOR  
518 sq ft. (48.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1109 sq ft. (103.0 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.  
Made with Metropix 62023

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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.