





Hiltons Estates presents to the market this extended, freehold three bedroom Mid Terrace home in Southall, UB2! The ground floor comprises of a large through-lounge, modern kitchen, extended utility space and shower-room. Upstairs, there are 3 sizable bedrooms and a second family bathroom! The property also has a large garden and brick built annex at the rear! 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!!

Type: Extended freehold three-bedroom mid-terrace home in Southall, UB2.

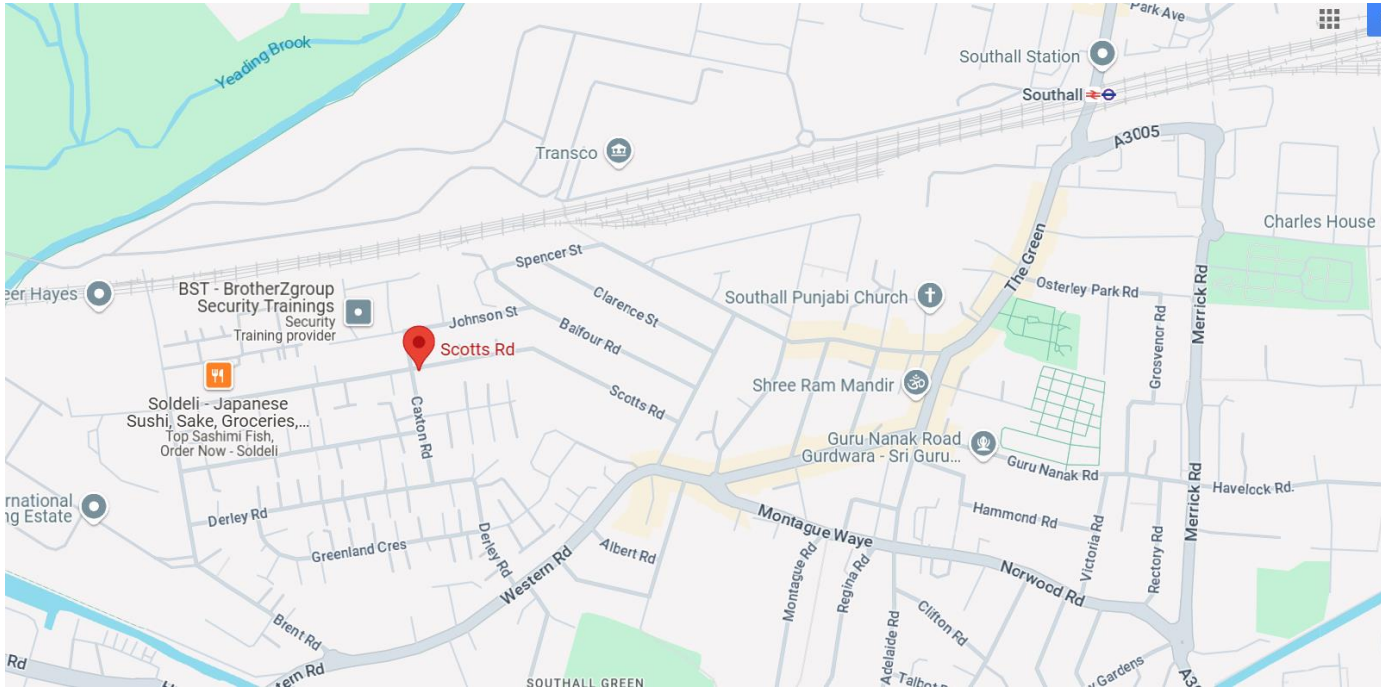
Features: Large through-lounge, modern kitchen, utility space, and shower room on the ground floor.

Upstairs: Three bedrooms and a second family bathroom.

Outdoor: Large garden with a brick-built annex.

Location: Near shops, schools, amenities, and transport links; great for families and investors.

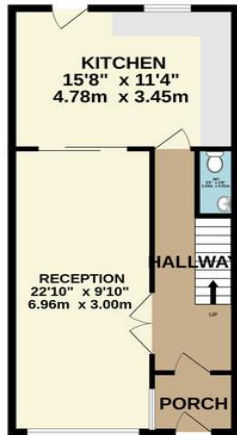
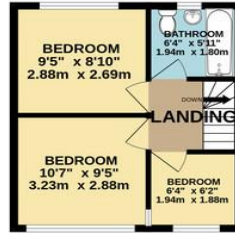




GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.