



Queens Road | Southall | UB2 5BA

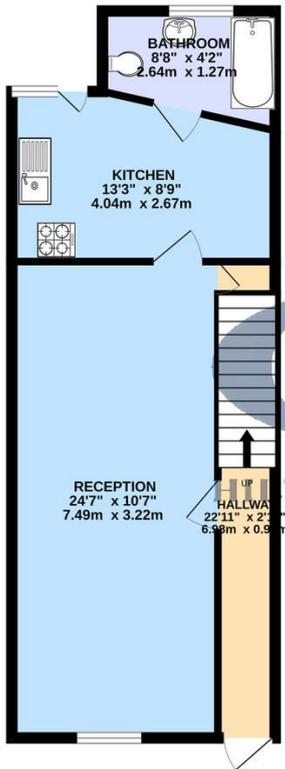
£479,950

Hiltons Estates present this larger than average home located in the heart of Southall!

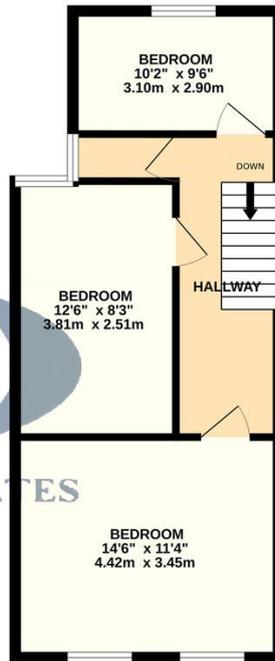
The property boasts a spacious lounge, large kitchen, family bathroom and ample storage facilities on the ground floor. Further benefits include a spacious and paved garden perfect for storage and extra convenience. The first floor leads to Three double-bedrooms and W.C to accommodate all family needs or an investors dream benefitting from a high rental yield. An ideal location for commuters being in the central of amenities such as transport links, places of worship, shops and schools. Viewings Highly Recommended!

- Spacious Lounge
- Three Double Bedrooms
- Fully Fitted Kitchen
- Located Walking distance to Southall Station
- Ideal For: Families and investors, with viewings available now.

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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 is given for their suitability or performance.

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 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