





Hiltons Estates are delighted to bring to the market this immaculately presented and fully refurbished 4-bedroom terraced home, located on the highly sought-after Townsend Road in Southall. Boasting approximately 1,257 sq ft of modern internal living space, plus a 215 sq ft self-contained rear annexe (total floor area approx. 1,472 sq ft), this property stands out as one of the best homes on the road. Finished to a high standard throughout, it features four spacious bedrooms including a loft conversion, a bright and stylish reception area, a sleek fitted kitchen, and contemporary bathroom suites. The rear annexe offers excellent versatility, ideal for guest accommodation, a home office, or rental potential. Further benefits include a low-maintenance private garden and on-road parking. Ideally situated close to Southall Broadway, well-regarded schools, local parks, and superb transport connections, this exceptional turn-key home is ready for immediate occupation. Early viewings are strongly recommended.



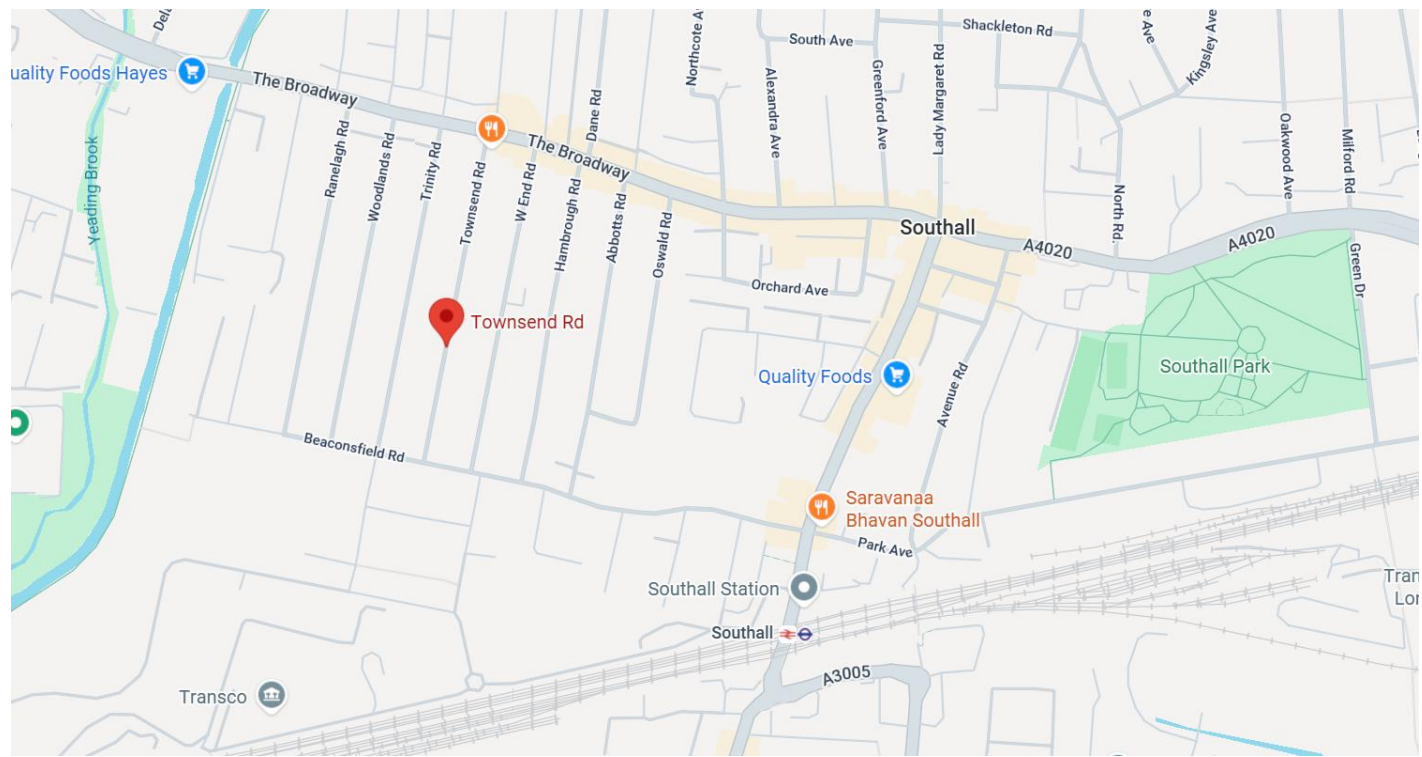
4 Bedrooms including loft conversion

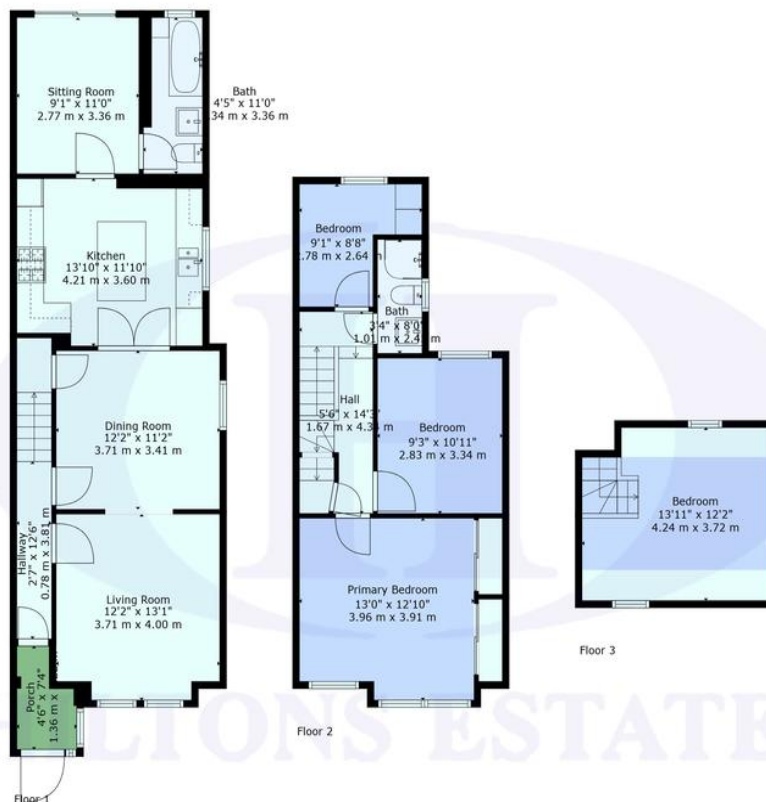
1,257 sq ft internal + 215 sq ft rear annexe

Fully refurbished throughout

Bright, modern reception room

Contemporary fitted kitchen with an island





TOTAL: 1257 sq. ft, 116 m²
 FLOOR 1: 679 sq. ft, 63 m², FLOOR 2: 467 sq. ft, 43 m², FLOOR 3: 111 sq. ft, 10 m²
 EXCLUDED AREAS: PORCH: 27 sq. ft, 2 m², LOW CEILING: 53 sq. ft, 5 m²
 WALLS: 148 sq. ft, 15 m²

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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.