

Hiltons Estates presents to the market this extended, freehold three bedroom home in Southall, UB2! The ground floor comprises of a large lounge, modern kitchen, an ideal dining room and family bathroom finished to a good standard. Upstairs, there are three double bedrooms ideal for all family needs. Situated on the ever popular Clarence Street, a desirable road with local shops, schools and amenities being close by and bus links along with Southall Station within easy reach. Ideal opportunity for families and Investors!!! Viewings Highly Recommended!!



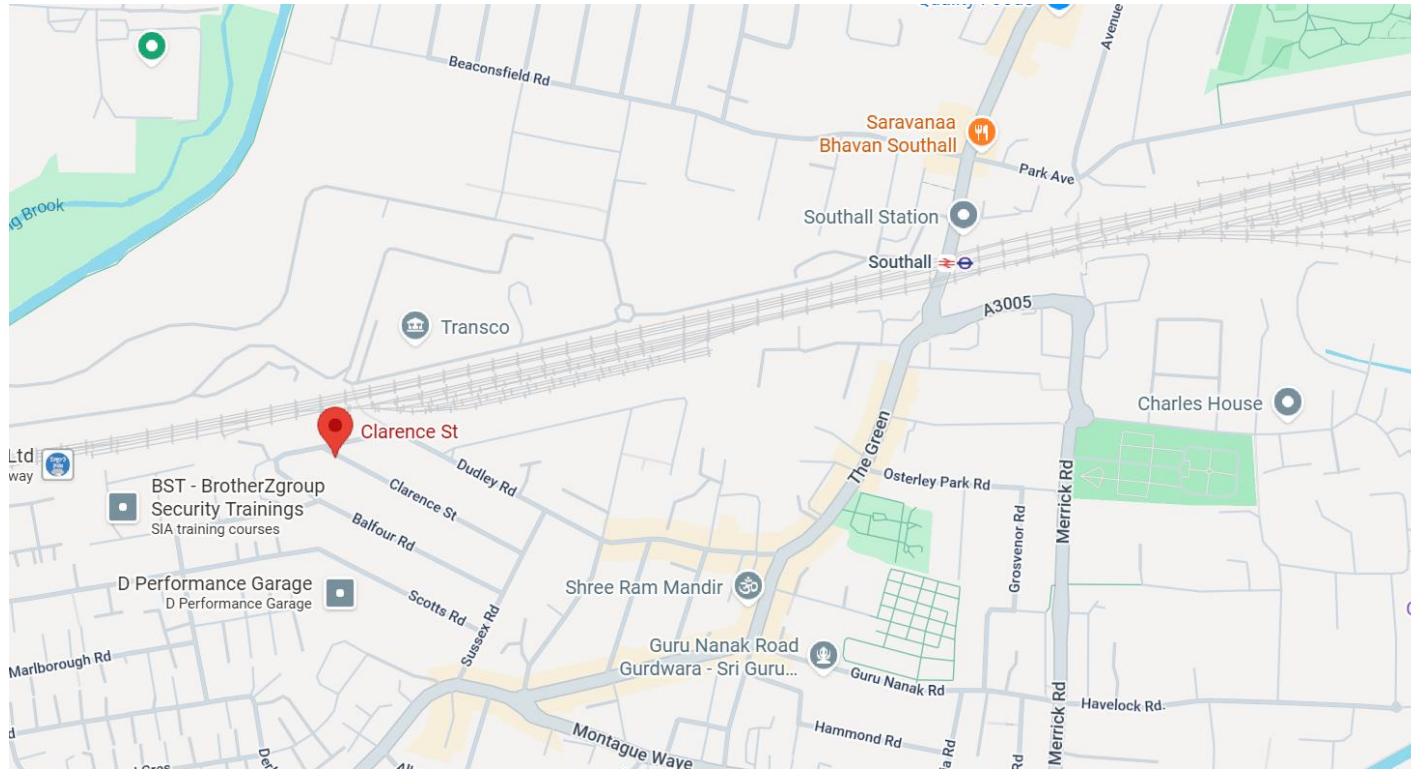
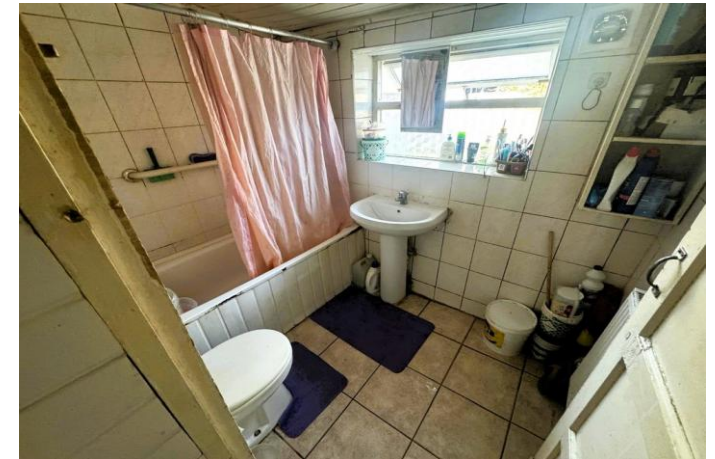
Extended freehold three-bedroom home

Large lounge, modern kitchen & dining room

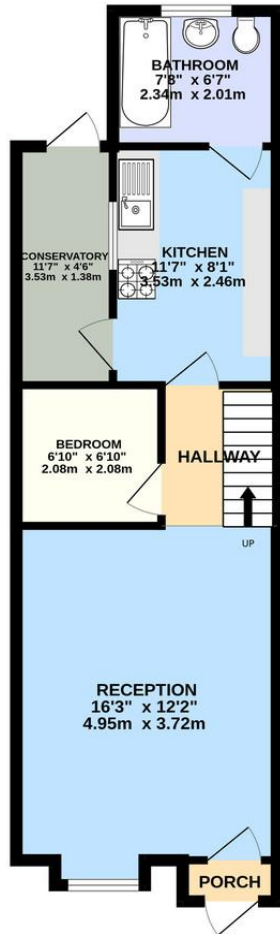
Three spacious double bedrooms

Prime Clarence Street location near shops & schools

Great family or investment opportunity



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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.