



## Ascot Gardens | Southall | UB1 2SE

Hiltons Estates presents this well-maintained 3-bedroom mid-terraced home in a sought-after urban location, combining 1930s charm with modern comfort. Spanning approximately 1,173 sq ft, the property features a spacious through lounge and a well-fitted kitchen. Upstairs offers two generous double bedrooms, a well-sized box room, and a family bathroom. Externally, there is a private rear garden, off-road driveway, and on-street parking, with excellent potential to extend and develop (STPP). The home is ideally situated for easy access to Southall Broadway, local schools, amenities, and Southall Crossrail, making it perfect for families or commuters. Contact Hiltons Estates today to arrange your viewing – not to be missed.

£600,000

**HILTONS ESTATES**