







Hiltons Estates present this well-presented semi-detached property off Southall Broadway UB1, featuring modern finishes throughout, including three well-sized bedrooms, a modern family bathroom, and a ground-floor modern shower room. The home offers a large living room and a fully fitted modern kitchen, along with a driveway for two cars and permit-free on-road parking.

The low-maintenance rear garden also benefits from an annex with its own shower room, ideal for use as storage, a gym, or an office. Perfectly positioned within walking distance to Southall Broadway, local amenities, schools, and Southall Crossrail, this property is ideal for families and investors alike.

Semi-detached home off Southall Broadway UB1

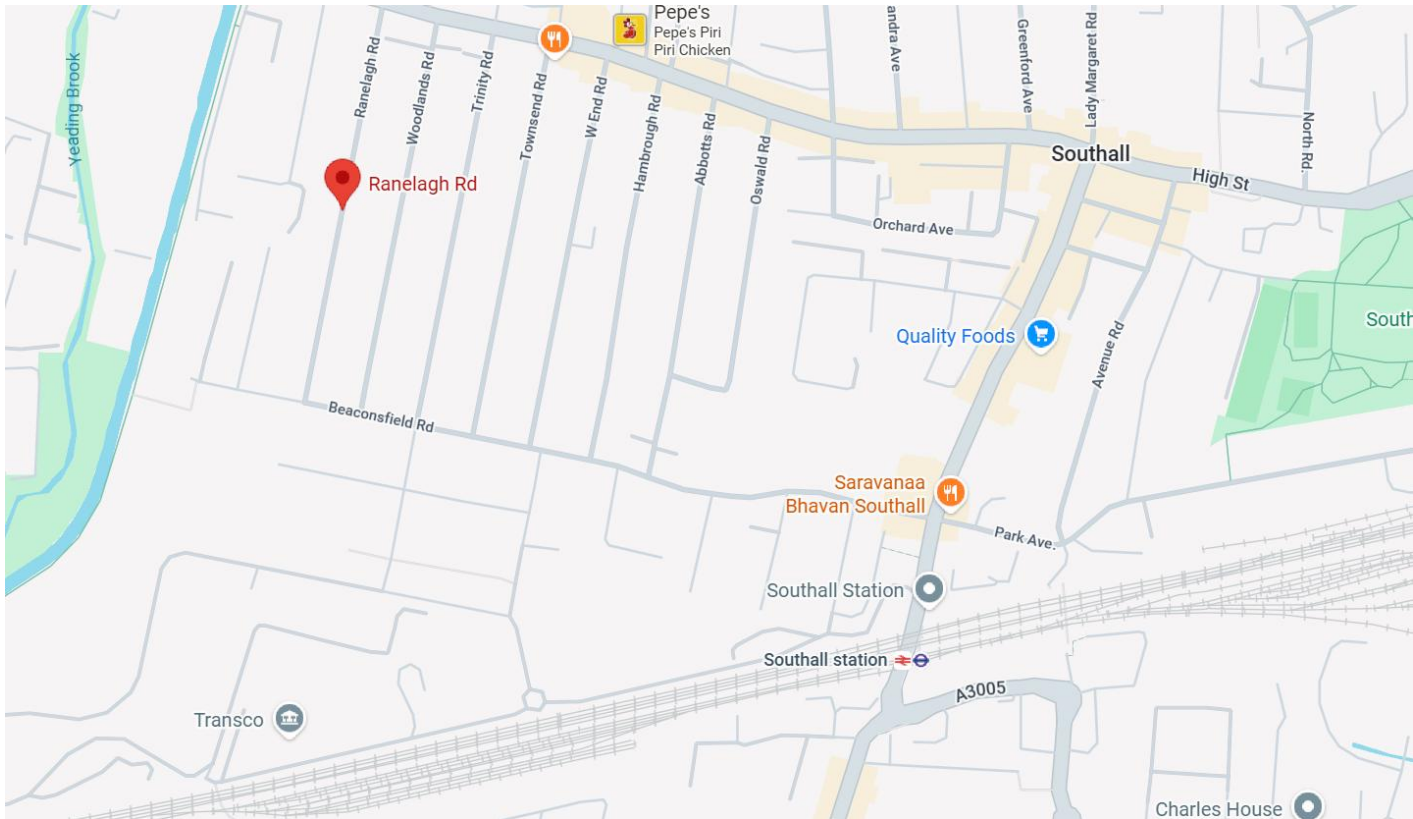
Well-presented with modern features throughout

Three well-sized bedrooms

Modern family bathroom and ground-floor shower room

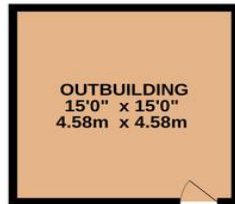
Large living room and fully fitted modern kitchen







GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.