





Hiltons Estates presents to the market this extended freehold two-bedroom home in Southall, UB2!

This larger-than-average property offers fantastic scope for reconfiguration, with the potential to create a spacious three-bedroom family home (STPP). The ground floor features a generous lounge, kitchen/dining space, and family bathroom, while upstairs provides two well-proportioned double bedrooms and additional bathroom.

Outside, there is a sizeable rear garden along with rear garage, offering excellent potential for landscaping or future improvements. Currently generating a rental income of £2,000, this home offered in good condition throughout.

Located on the ever-popular Williams Road, UB2, close to local shops, schools, and excellent transport links including Southall Station, this property represents an ideal project for families or investors alike.



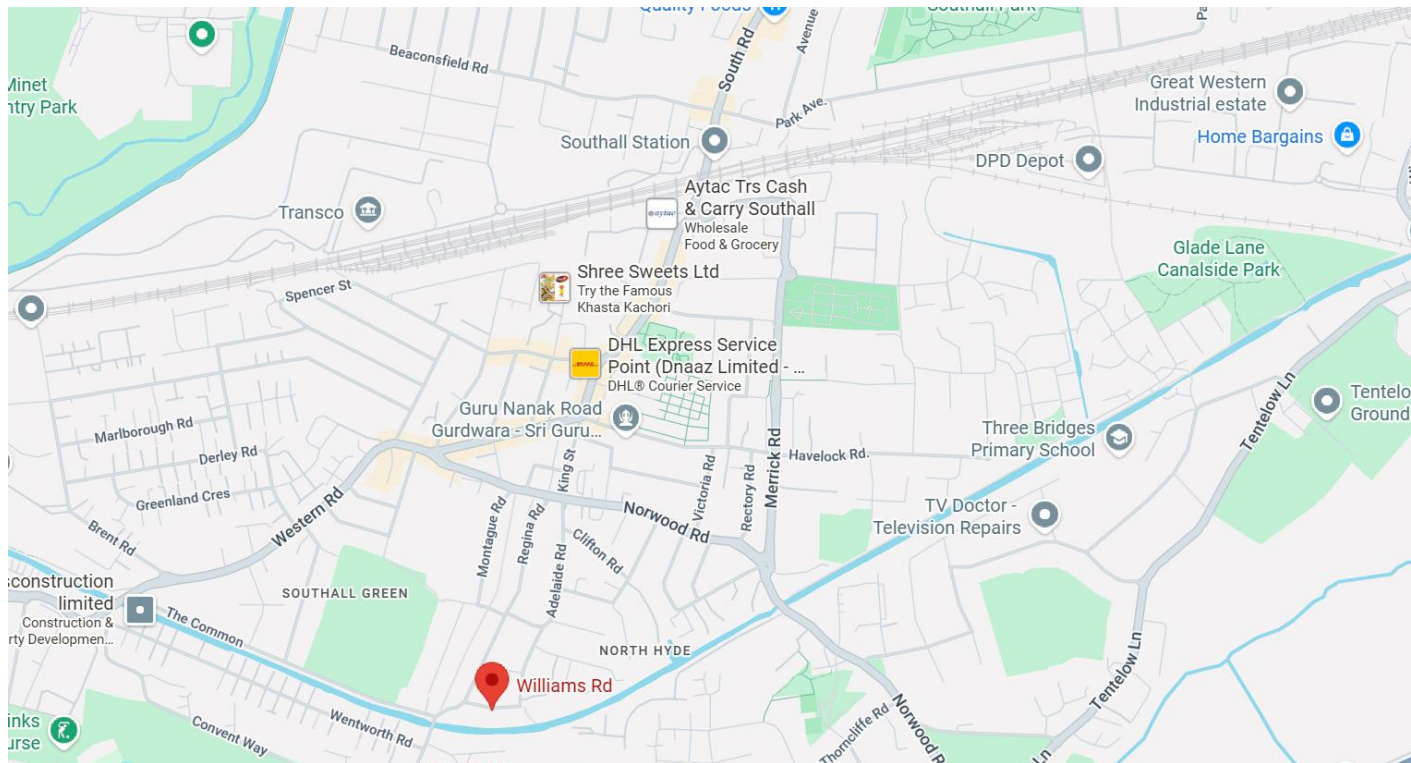
Larger-than-average home offered in good condition throughout

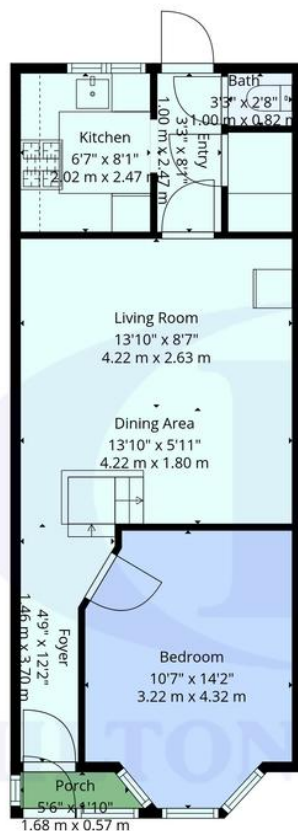
Scope to create a three-bedroom family home (STPP)

Spacious lounge, kitchen/diner, and bathroom

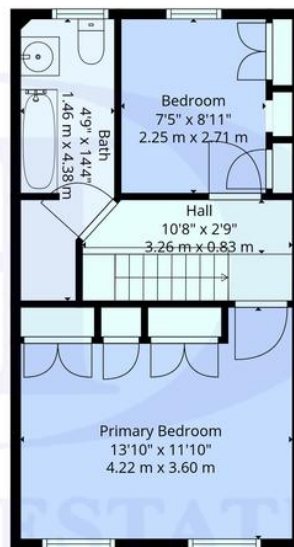
Good-sized rear garden, close to shops, schools & station

Ideal investment or family project opportunity





1st Floor



2nd Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



floor Plans are 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 Assessments

TOTAL: 865 sq. ft, 80 m2
 1st floor: 498 sq. ft, 46 m2, 2nd floor: 367 sq. ft, 34 m2
 EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m2, WALLS: 81 sq. ft, 7 m2

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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.