





A substantial end-terraced freehold offering versatile accommodation for multi-generational living or investment. The main house has four bedrooms, an open-plan kitchen/living/dining area, and two bathrooms.

The property also includes a self-contained ground-floor studio and a separate two-bedroom annex, providing additional income or independent living space.

Externally, there's a large rear garden, patio, driveway, and side space with potential to extend (STPP).

Situated in a well-established residential area, this adaptable home presents a rare opportunity. Early viewing recommended.



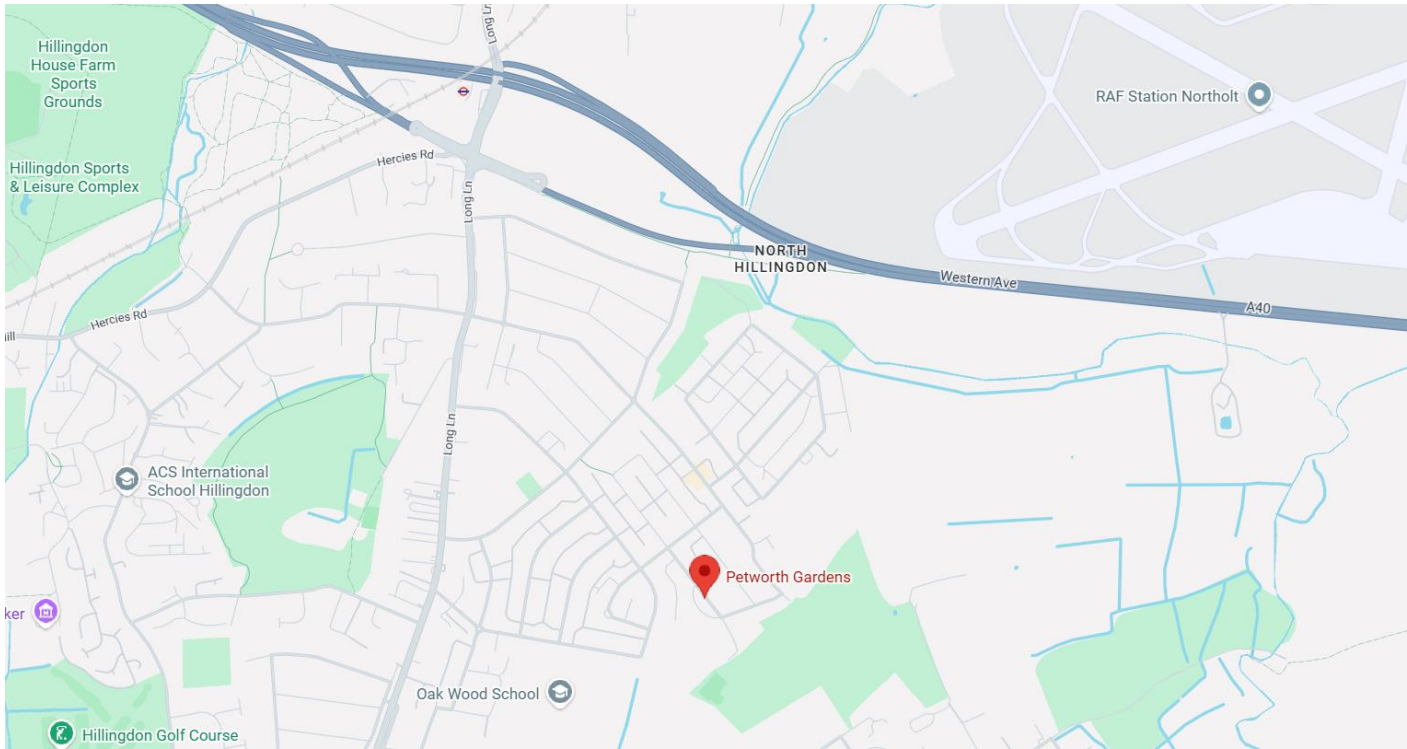
Substantial end-terraced freehold property

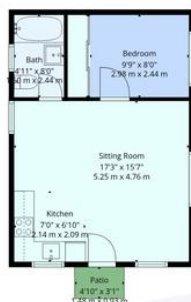
Four-bedroom main house with open-plan living

Two bathrooms in the main house

Self-contained ground-floor studio flat

Separate two-bedroom annex for extra income or independent living





TOTAL: 1514 sq. ft, 140 m²
 1st floor: 1177 sq. ft, 109 m², 2nd floor: 337 sq. ft, 31 m²
 EXCLUDED AREAS: STORAGE: 55 sq. ft, 5 m², PATIO: 261 sq. ft, 24 m², WALLS: 128 sq. ft, 13 m²

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 Inspection.

Hiltons Estates, 137 Western Road
 Southall, UB2 5HN

www.hiltons-estates.com
 email: harvin@hiltons-estates.com
 0208 867 9555 / 07961 527301

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.