





Hiltons Estates present this larger than average home located in the heart of Southall! The property boasts a spacious lounge, large kitchen, family bathroom and ample storage facilities on the ground floor. Further benefits include a spacious and paved garden with brick build outbuilding perfect for storage with the addition of rear access for extra convenience. The first floor leads to Three double-bedrooms and W.C to accommodate all family needs or an investors dream benefitting from a high rental yield. An ideal location for commuters being in the central of amenities such as transport links, places of worship, shops and schools. Viewings Highly Recommended!

Spacious Lounge

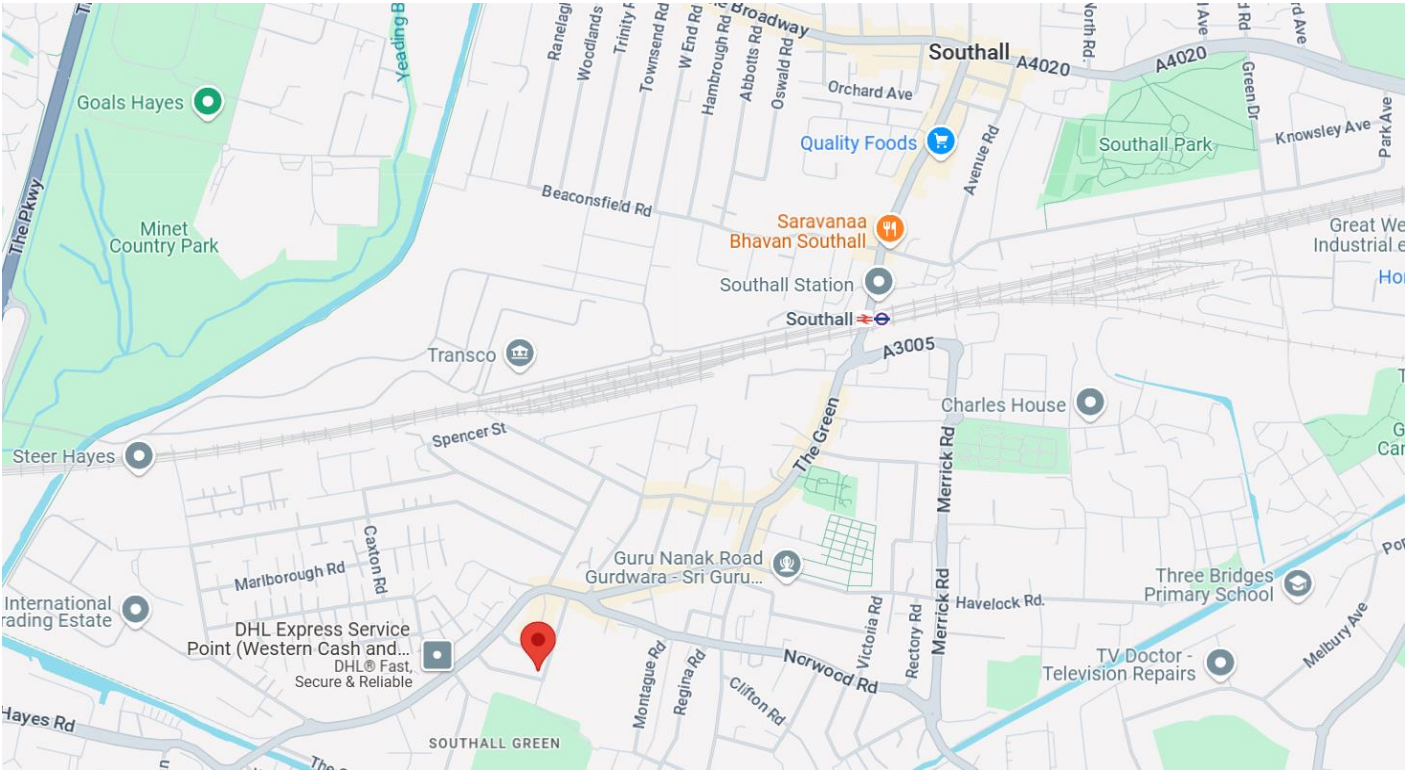
Three Double Bedrooms

Fully Fitted Kitchen

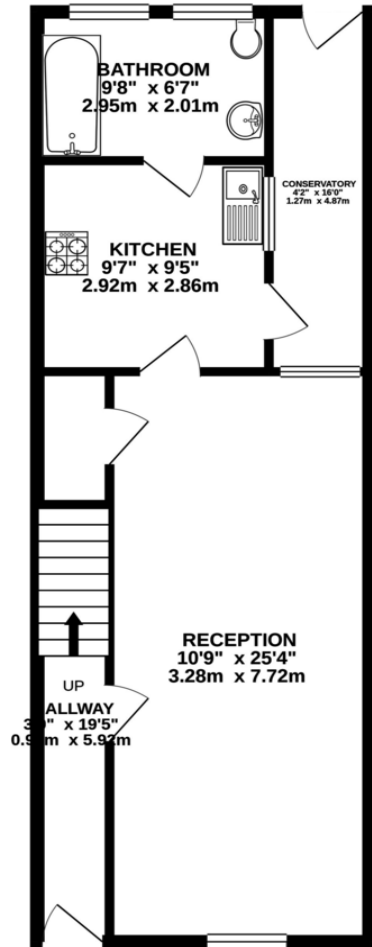
Located Walking distance to Southall Station

Rear Access

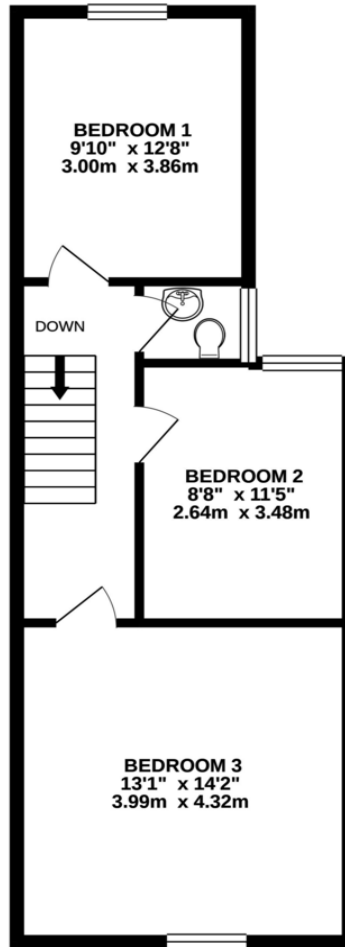




GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.4 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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