





Hiltons Estates brings to the market this Spacious 2 bedroom Freehold House ideally located in Southall, UB1. The ground floor comprises an entrance hallway leading to a fully fitted kitchen, WC, and living/dining room. Upstairs the landing leads to are 2 Large bedrooms and family bathroom. There is a drive way to the front and well sized private rear garden. The property is close to a highly regarded newly refurbished state of the art, Dormers Wells High School and 6th Form as well as Infant and Nursery Schools and Dormers Wells Leisure Centre, making this property ideal for families or INVESTORS! Call NOW for further details or to book a viewing! Highly recommended!

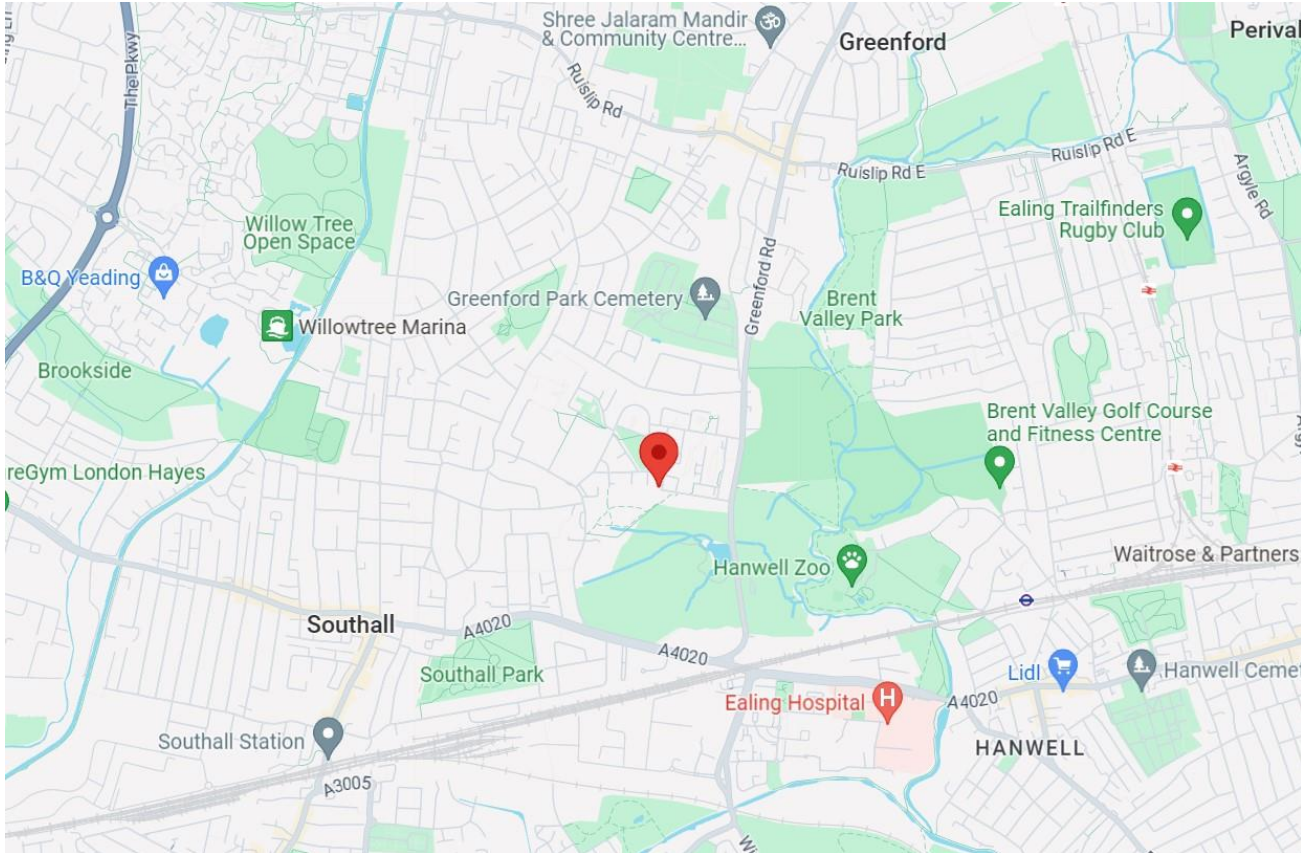
Spacious Freehold 2 bedroom House in UB1
Off street parking and private rear garden

Ideal location, great transport links

Brilliant Opportunity for First Time Buyers
Families, and INVESTORS

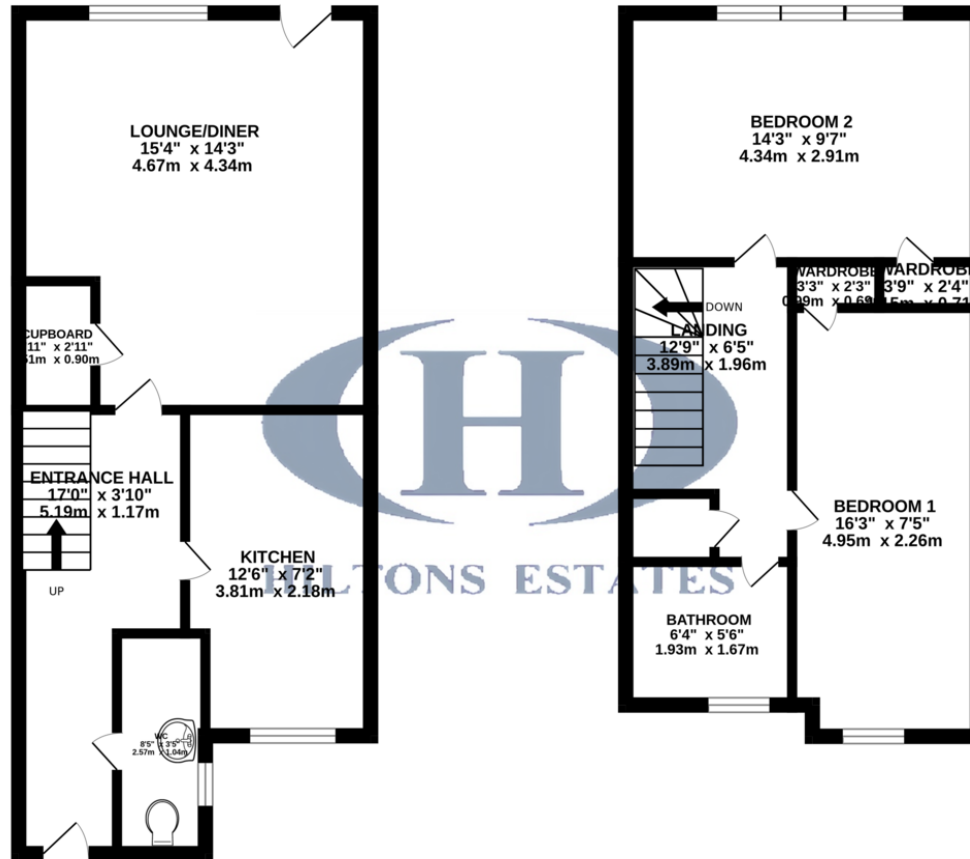
Call NOW to Book a viewing! Highly
Recommended!





GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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 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.