







Hiltons Estates present this home located off of Southall Green! An ideal location for commuters being in the central of amenities such as transport links, places of worship, shops and schools. The property boasts a spacious lounge, fully-fitted kitchen and ample storage facilities on the ground floor. The rear garden is over 40ft, ideal for storage and further home usage. The first floor leads to Three double-bedrooms and bathroom to accommodate all family needs or an investors dream benefitting from a high rental yield. Viewings Highly Recommended!

**Prime Location:** Off Southall Green, close to transport, shops, schools, and places of worship.

**Spacious Interior:** Includes a large lounge, fully-fitted kitchen, and ample ground floor storage.

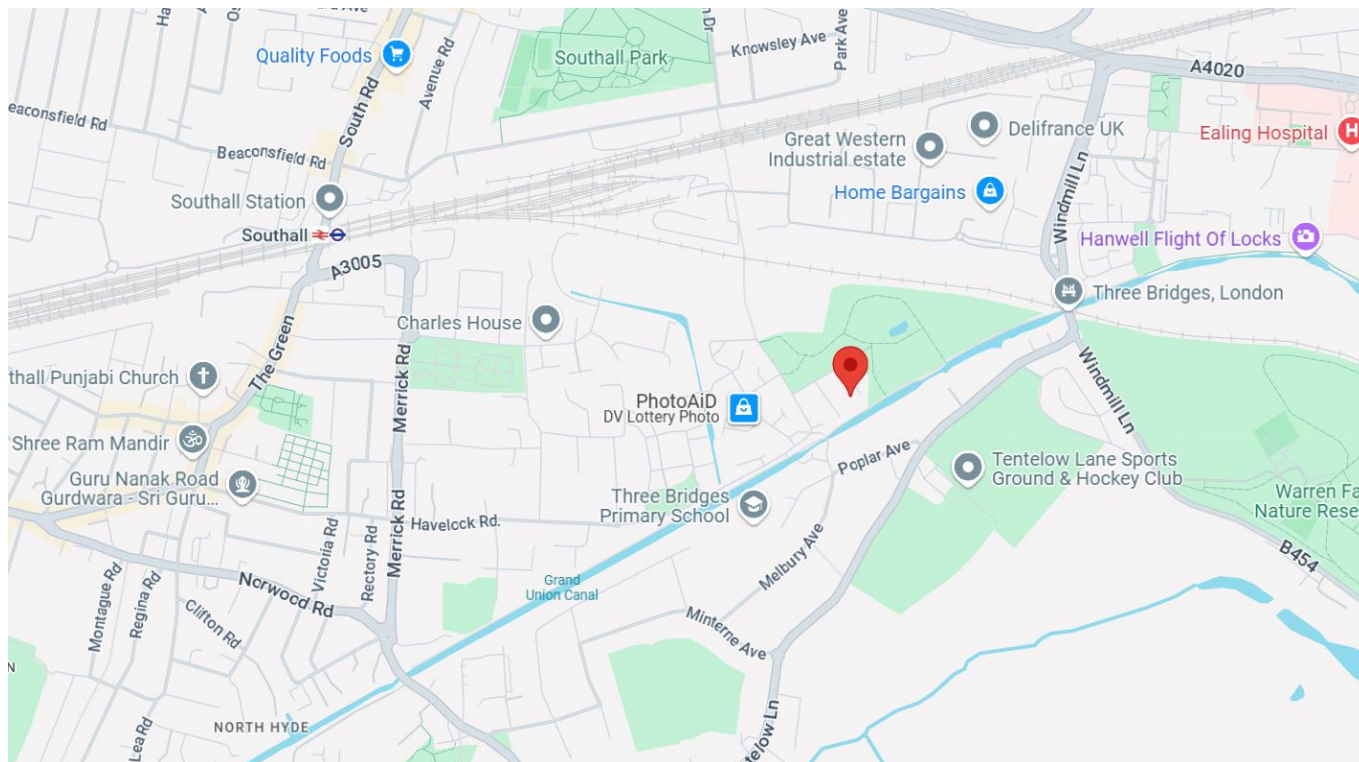
**Generous Garden:** Rear garden over 40ft for storage and outdoor use

**Family Accommodation:** Three double bedrooms and a bathroom on the first floor.

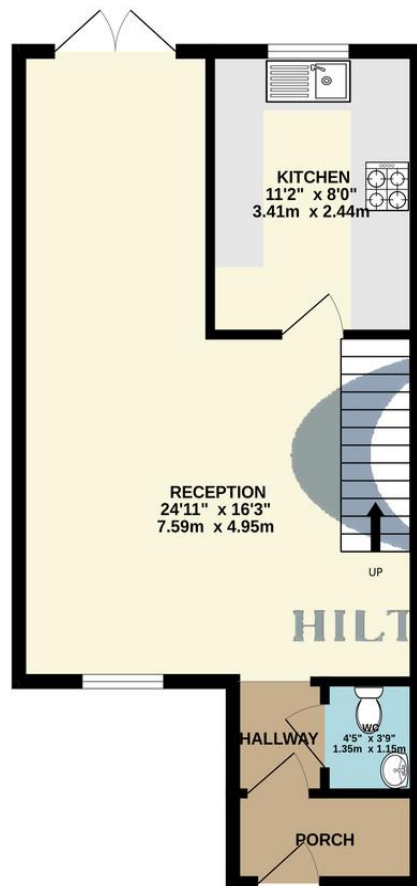
**Investment Opportunity:** High rental yield potential; viewings highly recommended.



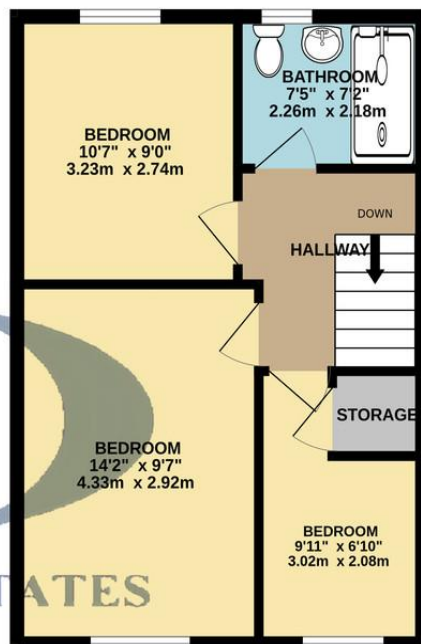




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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.  
Made with Metropix 6/2024



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