





Hiltons Estates presents to the market this extended, freehold three bedroom home in Southall, UB2! The ground floor comprises of a large through-lounge, modern kitchen, extended utility space and shower-room. Upstairs, there are 3 sizable bedrooms and a second family bathroom! The property also has a large garden with side-access and brick built annex at the rear! Situated on the ever popular Derley Road, a desirable road with Local shops, schools and amenities being close by and bus links along with Southall Station within easy reach. Ideal opportunity for families and Investors!!! Viewings Highly Recommended!!

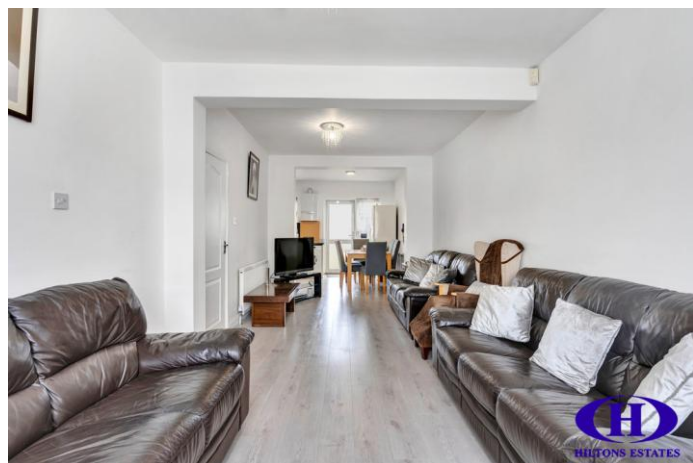
Extended freehold 3-bed home in Southall (UB2)

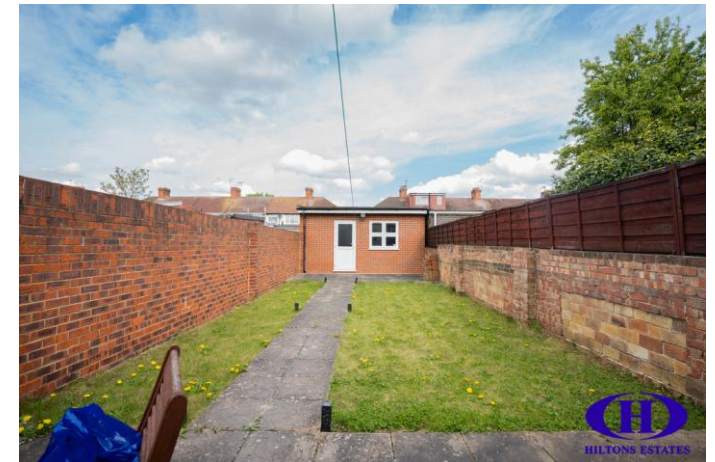
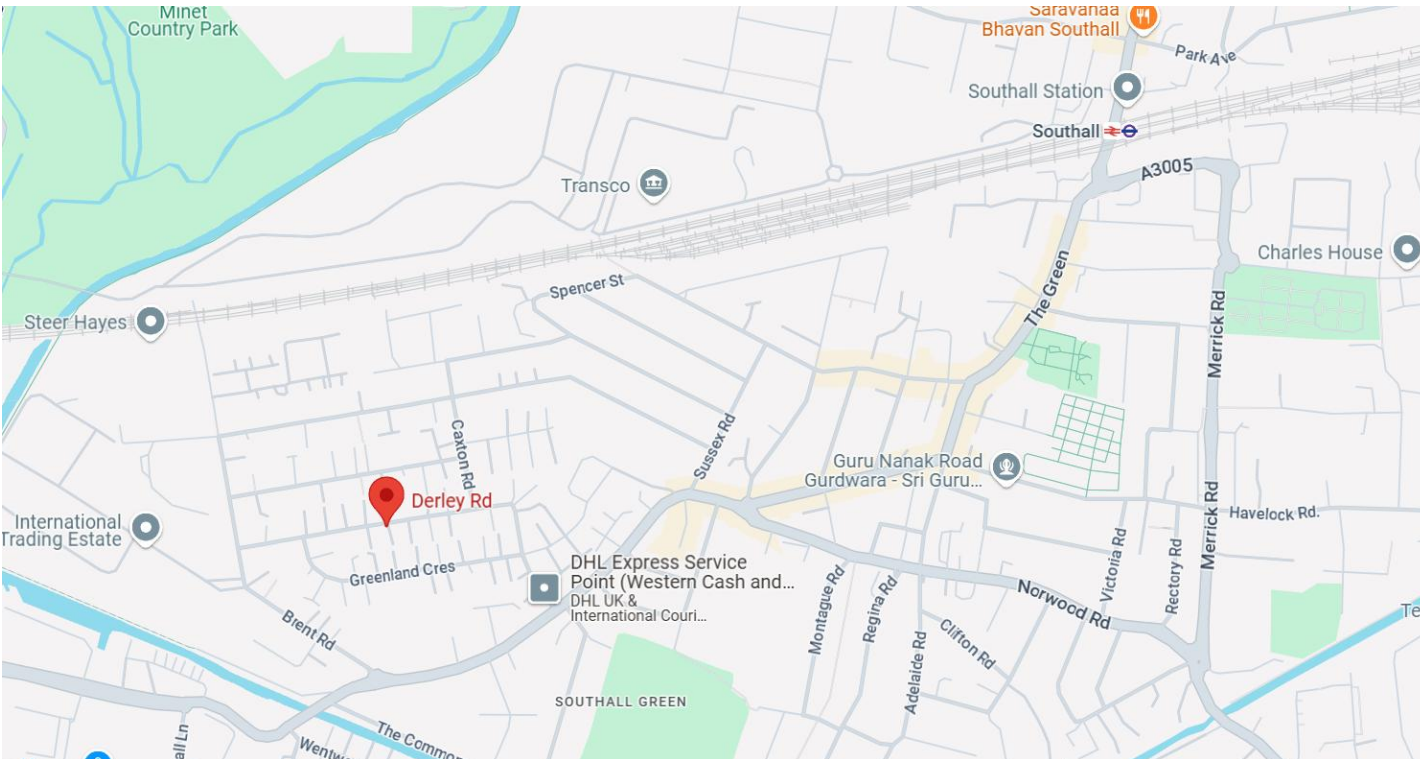
Spacious lounge, modern kitchen, utility, and 2 bathrooms

Large garden with side access and rear brick annex

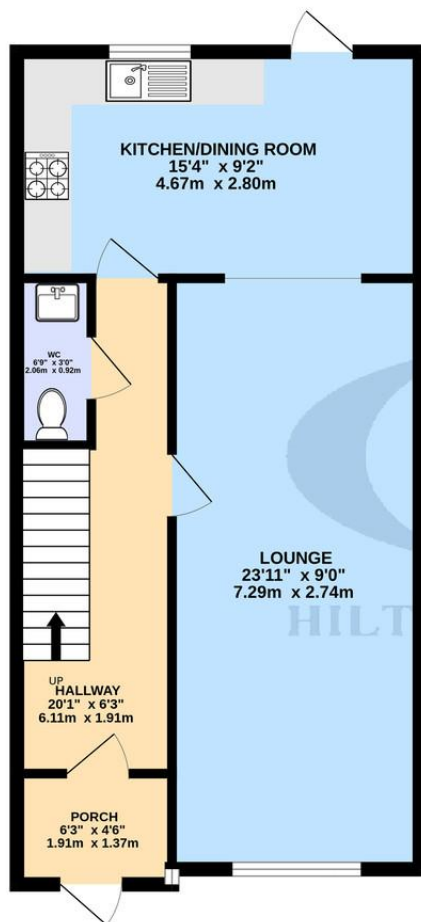
Located on sought-after Derley Road near shops, schools, and train station

Ideal for families or investors – viewing recommended!

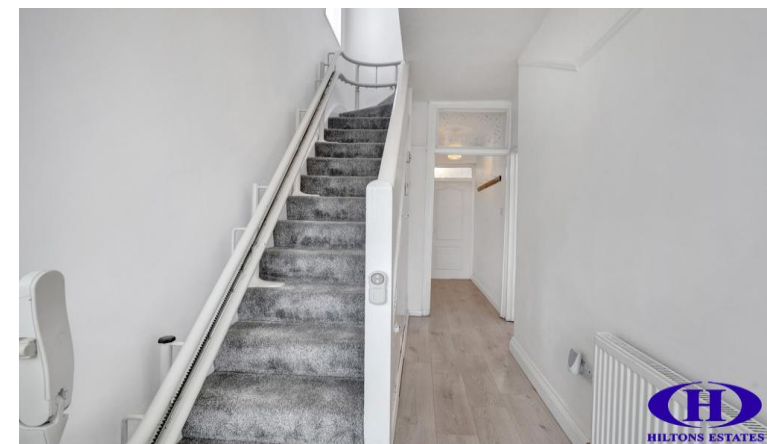
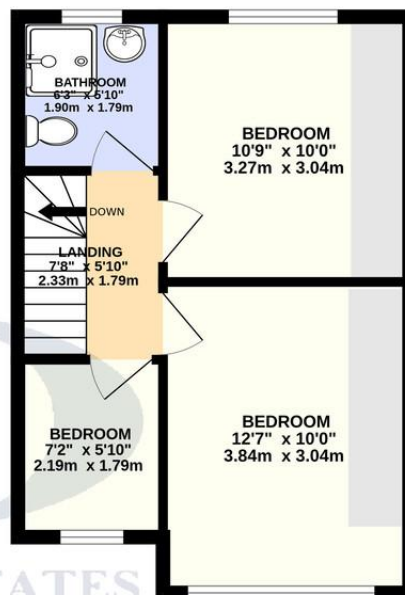




GROUND FLOOR
543 sq. ft. (50.5 sq.m.) approx.



1ST FLOOR
357 sq. ft. (33.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 900 sq. ft. (83.6 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 ©2025

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 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.