





Hiltons Estates presents to the market this extended, freehold two bedroom home in Southall, UB2! The ground floor comprises of a large lounge, modern kitchen, an ideal dining room and family bathroom finished to a high standard. Upstairs, there are 2 double bedrooms ideal for all family needs. The property also has a large garden with side-access and brick built annex at the rear! Situated on the ever popular Clarence Street, 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 2-bed home in Southall, UB2

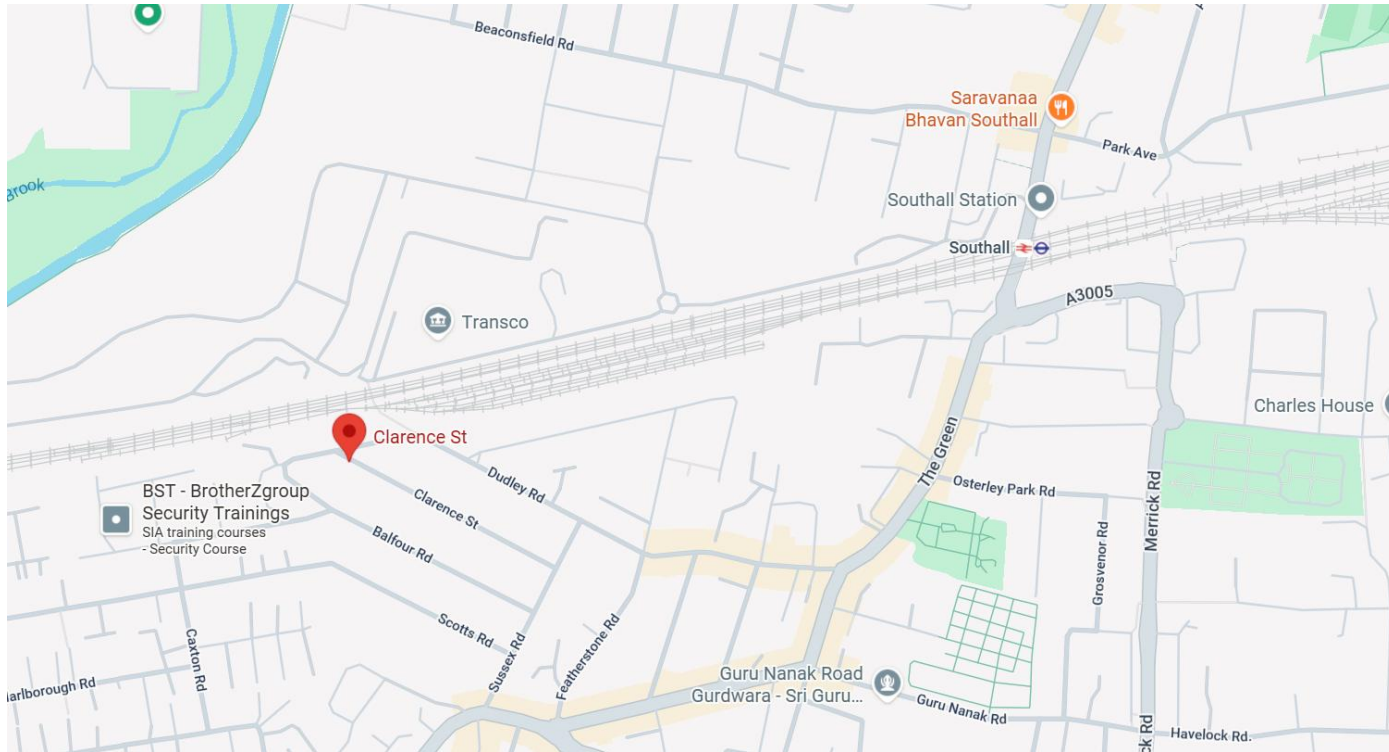
Large lounge, modern kitchen, dining room, and stylish bathroom

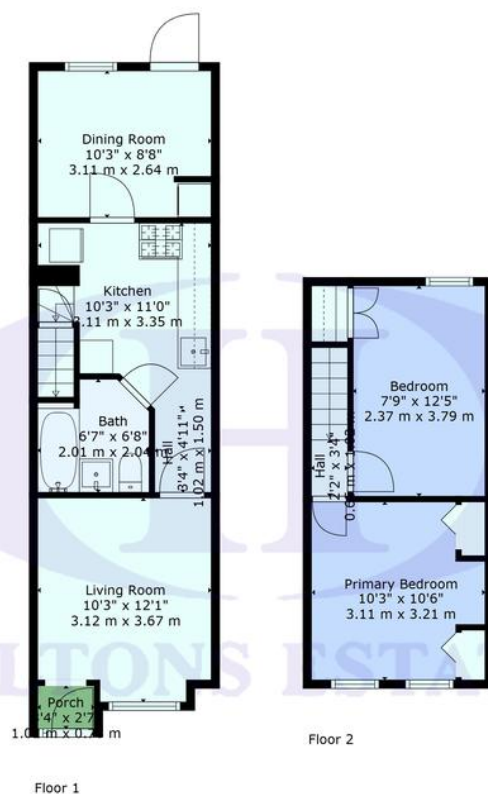
Two spacious double bedrooms upstairs

Big garden with side access and rear brick annex

Close to shops, schools, bus links, and Southall Station







**TOTAL: 615 sq. ft, 57 m<sup>2</sup>**  
 FLOOR 1: 377 sq. ft, 35 m<sup>2</sup>, FLOOR 2: 238 sq. ft, 22 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 9 sq. ft, 1 m<sup>2</sup>  
 WALLS: 85 sq. ft, 7 m<sup>2</sup>

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 Inspections And

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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 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.