





Hiltens Estates are pleased to present this town house in the heart of Old Southall, UB2!. The ground floor consists of a w/c, a good sized fully tiled kitchen with fitted units and access to the rear 40ft garden, which has a shed for extra storage. On the first floor there is 1 double bedroom, 1 large reception room, and extra fitted storage cupboards in the hallway. On the top floor there are two further Double Bedrooms and a sizeable family bathroom and landing with access to the loft. There is off street parking /driveway. Close to local recommended schools (primary and secondary), Heathrow Airport, transport links M4/M25, Crossrail and all other local amenities. This property is an Excellent Opportunity for Families to move in to, Commuters, and Investors!! Call NOW for further details!

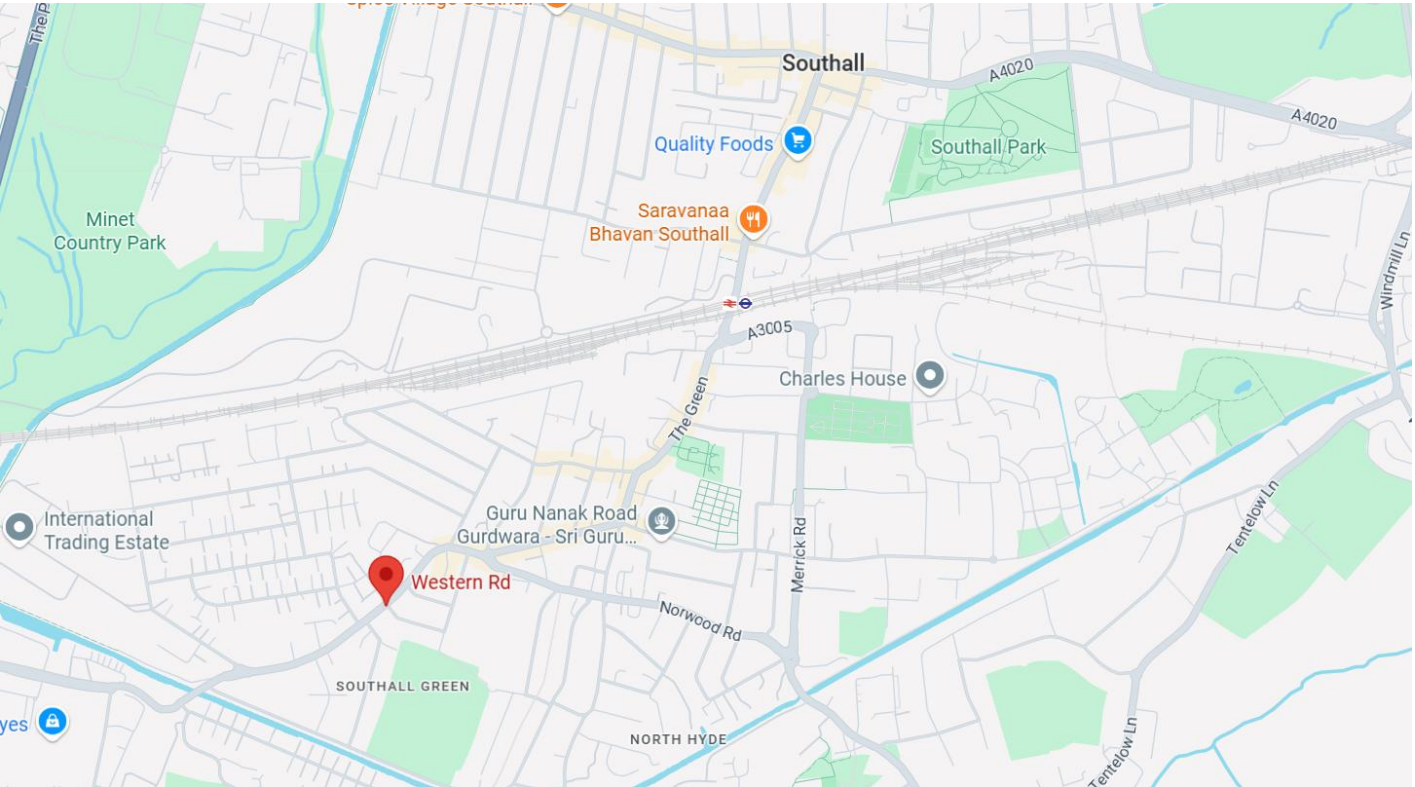
3 double bedrooms, large reception, and fully fitted kitchen.

40ft garden with shed, loft access, and off-street parking.

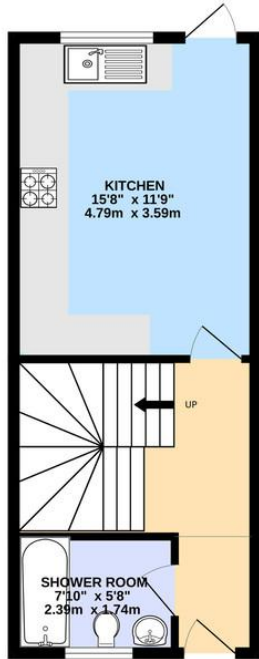
Includes W/C, family bathroom, and extra storage.

Prime UB2 location near schools, Heathrow, and Crossrail.

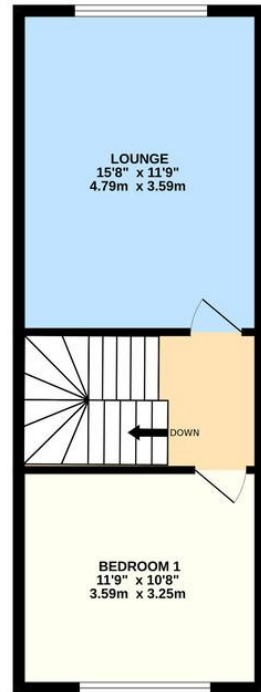
Ideal for families, commuters, and investors – call now!



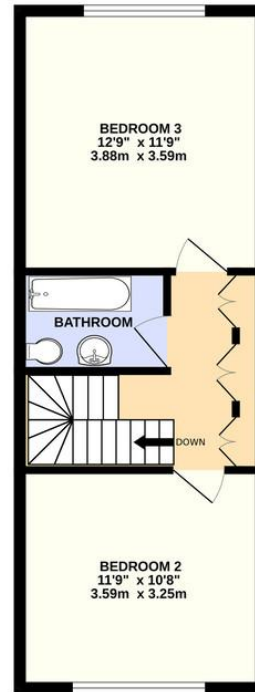
GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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		85 B
69-80	C	76 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 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.