





Hiltens Estates presents to the market this freehold two-bedroom home in Southall, UB2!

This larger-than-average property offers fantastic scope for refurbishment and reconfiguration, with the potential to create a spacious three-bedroom family home (STPP). The ground floor features a generous lounge, kitchen/dining space, and wc, while upstairs provides two well-proportioned double bedrooms and bathroom. Outside, there is a sizeable rear garden, offering excellent potential for landscaping or future improvements.

Located on the ever-popular Sussex Road, UB2, close to local shops, schools, and excellent transport links including Southall Station, this property represents an ideal project for families or investors alike.

Viewing Highly Recommended to Appreciate the Size and Potential!

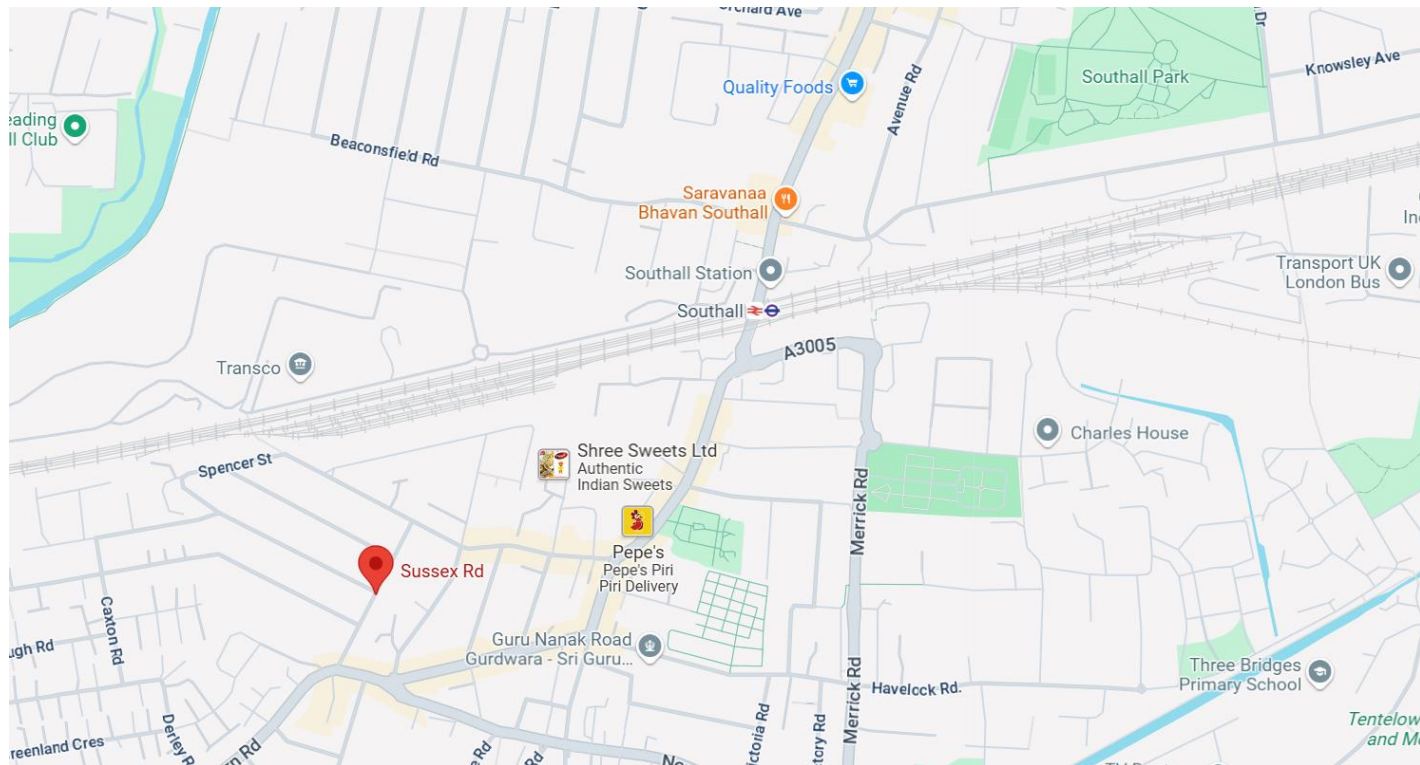
Larger-than-average with great refurbishment potential

Scope to create a three-bedroom family home (STPP)

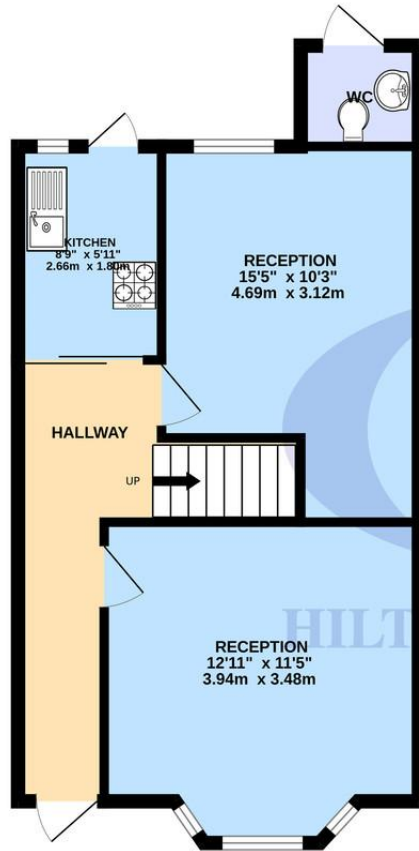
Spacious lounge, kitchen/diner, and bathroom

Good-sized rear garden, close to shops, schools & station

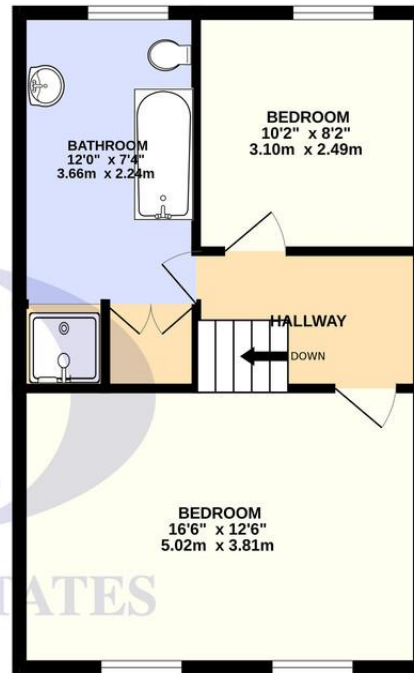
Ideal investment or family project opportunity



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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

