



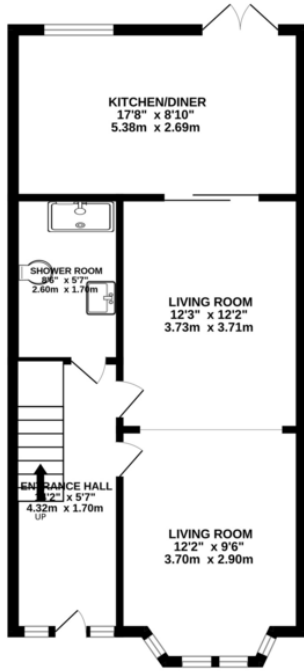
Woodlands Road | Southall | UB1 1EJ

£560,000

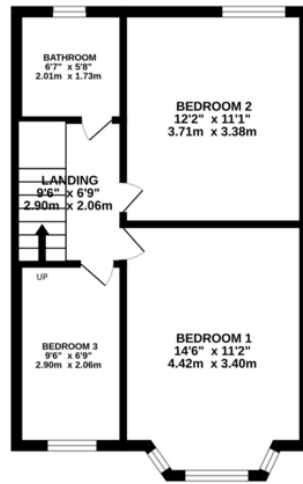
Hiltons Estates brings to the market this excellent opportunity to purchase this larger than average, 4 bed, 2 bath terraced property located in the heart of Southall Broadway, UB1. On the ground floor it accommodates an entrance hallway, Spacious living room, Modern Shower room, fully fitted kitchen/diner with patio doors leading to the private rear garden. The garden also has a brick built shed to the rear. Upstairs, there are 2 spacious double bedrooms, a large box room and family bathroom. The second floor has a large bedroom/study. The property is double glazed throughout and has gas central heating. Located within walking distance to Southall Broadway providing retail shops, banks, amenities, and local schools. Public transport and Southall Crossrail is within walking distance. Brilliant Opportunity to Extend and Develop (STPP). Excellent opportunity for Families, DEVELOPERS and INVESTORS! Call NOW for further details, not to be missed. Viewings available.



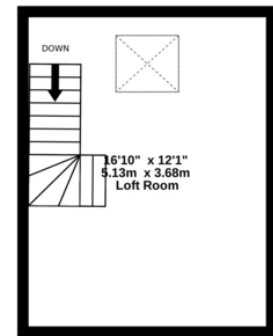
GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR  
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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.  
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## Contact Details

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- Excellent terraced property located in UB1
- 4 Bed, 2 Bath, Private Rear Garden
- Further Opportunity to Extend and Develop (STPP)
- Walking distance to Southall Broadway and Crossrail
- Call NOW for further details, viewings available

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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