



HILTONS ESTATES

Allenby Road
Southall, UB1 2HL

- Freehold 3 bed semi detached Bungalow
- Rear annex and private garden
- Opportunity to Extend (STPP)
- Brilliant opportunity for Families and Investors

Offers In Region Of £619,950

EPC Rating '55'





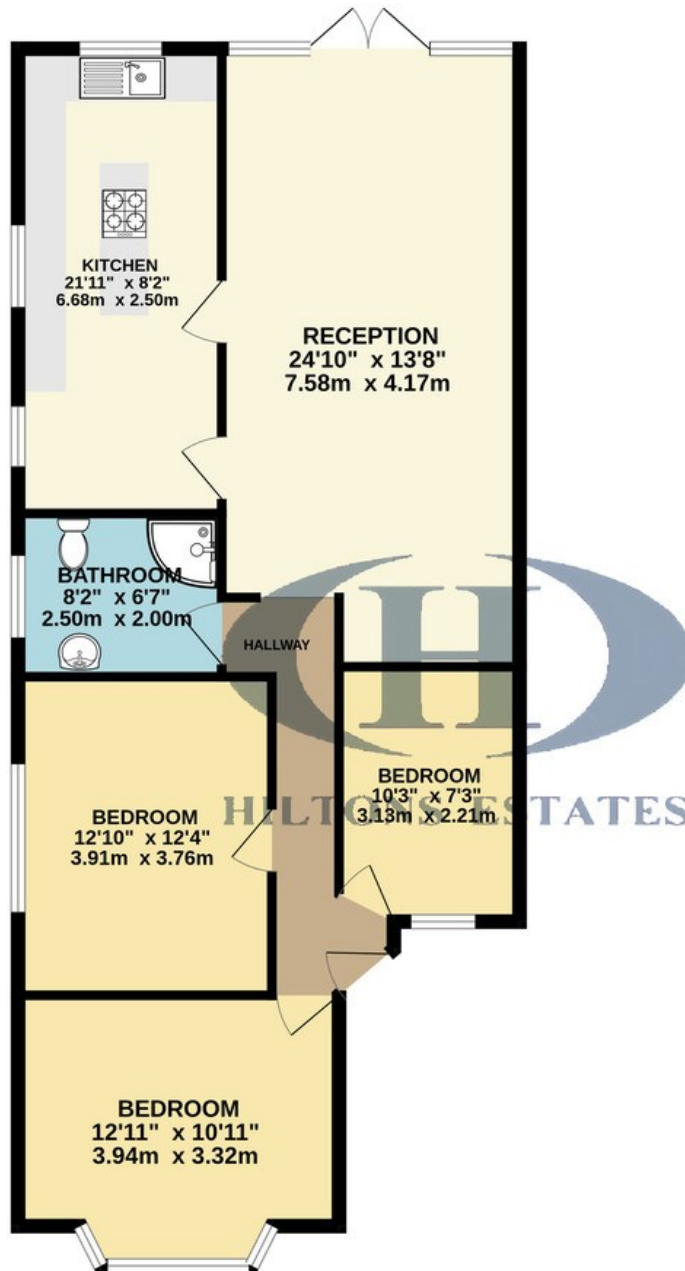
Property Description

Bringing to the market this generously proportioned three-bedroom semi-detached bungalow, positioned in a sought-after road in Southall, UB1. The property comprises of a spacious living room/dining area, fully fitted kitchen, 3 well sized bedrooms, and family bathroom. There is a private garden with Annex to the rear. There is off street parking and opportunity to Extend (STPP) The property is close to a highly regarded newly refurbished state of the art, Dormers Wells High School and 6th Form as well as Infant and Nursery Schools and Dormers Wells Leisure Centre are 2 minutes' walk, making this property ideal for families or investors! Call NOW for further details, not to missed. Highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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