



## Beaconsfield Road | Southall | UB1 1DD

Hiltons Estates are thrilled to present this fantastic 4-bedroom family home in the heart of Southall, offering generous living space, excellent potential, and a prime location. This property boasts 3 spacious double bedrooms, 1 single, and 2 modern bathrooms, making it ideal for families, commuters, and investors alike. The large open-plan lounge, kitchen, and dining area provides a bright, versatile space perfect for family life and entertaining. The private rear garden includes an outbuilding, offering additional storage or potential for a home office. With off-street parking on the driveway, this home also offers exciting potential to extend (STPP), allowing you to tailor the space to suit your needs. Located within walking distance of Southall Crossrail Station and the exciting Southall Waterside Project, this home is perfectly positioned for convenient access to local amenities, Southall Broadway, and multiple bus routes. Commuters will benefit from excellent transport links to Heathrow, Central London, and key motorways including the M4, M25, and M40. For investors, this property presents a strong opportunity with an estimated rental income of £2,800 pcm, delivering a healthy 5.33% yield. Whether you're seeking a spacious family home, a commuter base, or a lucrative investment, this property ticks all the boxes. Early viewings are highly recommended-call us today to arrange your appointment!

# £630,000

## HILTONS ESTATES