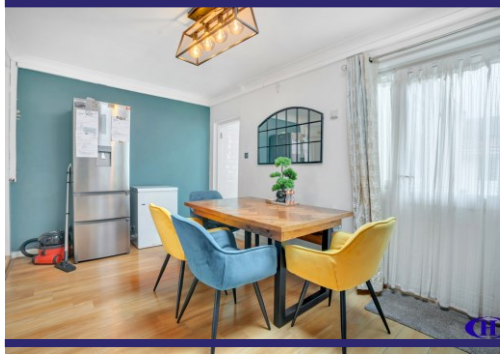


Trinity Road | Southall | UB1 1EN

£560,000

Spacious 3-Bedroom Home with Development Potential

This superb three-bedroom property offers modern living with fantastic potential to extend (STPP). The through lounge provides a bright and airy space, seamlessly flowing into a dedicated dining area with direct access to the low-maintenance rear garden, which includes a brick-built shed for extra storage. The fully fitted modern kitchen leads to a well-appointed family bathroom. Upstairs, three spacious double bedrooms, all with fitted wardrobes, provide ample storage and comfort. Ideally located within walking distance to Southall Broadway, Southall Crossrail, local amenities, and bus stops, this property boasts excellent transport links to Heathrow, Central London, and major motorways (M4, M40, M25). Perfect for commuters, first-time buyers, and investors, this home offers a fantastic opportunity for future growth and development. 📞 Call now to arrange a viewing – highly recommended!



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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 Metrepro 11/2025

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- **Spacious Layout** – Through lounge, dining area, and modern kitchen.
- **Low-Maintenance Garden** – With a brick-built shed for extra storage.
- **Three Double Bedrooms** – All with fitted wardrobes for ample space.
- **Prime Location** – Walk to Southall Broadway, Crossrail, and amenities.
- **Great Potential** – Opportunity to extend and develop (STPP)

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