

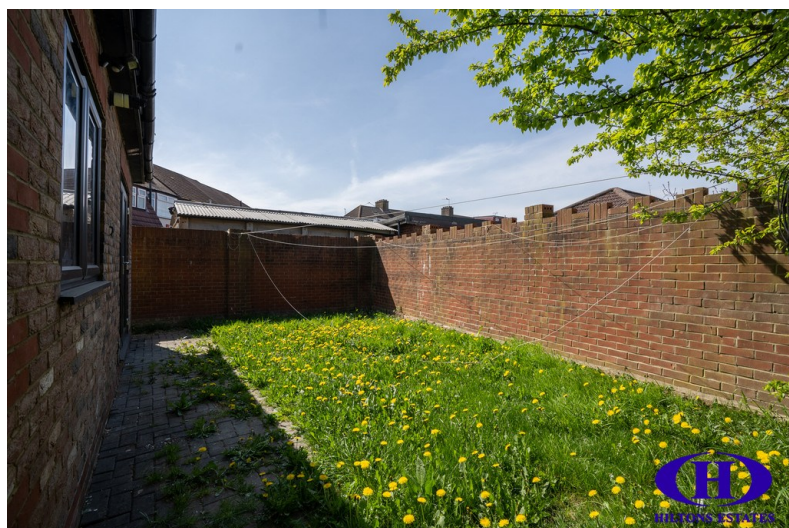


HILTONS ESTATES

Masefield Avenue
Southall, UB1 2ND

- Spacious 4-Bedroom Home – Well-sized bedrooms with fitted cupboards
- Excellent Development Potential (STPP) – Ample side space for extension
- Great Living Space – Bright living room with access to the rear garden
- Superb Location – Easy access to Southall & Hanwell Crossrail, Southall Broadway

Offers In Region Of £625,000
EPC Rating '67'





Property Description

Spacious 4-Bedroom Home with Development Potential – Prime Southall Location This well-proportioned four-bedroom home offers excellent living space with fantastic potential to extend and develop (STPP).

On the ground floor, you'll find a bright living room with access to the rear garden, a modern kitchen, a bedroom, and a guest WC. The first floor features three generously sized bedrooms, all with fitted cupboards, and a family bathroom.

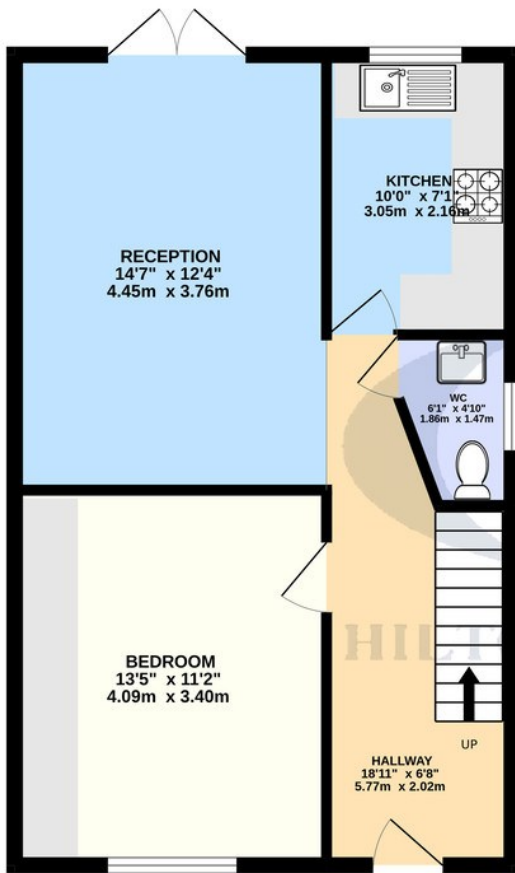
Externally, the property benefits from a driveway for off-street parking and ample side space, presenting a great opportunity for expansion (STPP).

Ideally located with easy access to Southall & Hanwell Crossrail, Southall Broadway, and excellent transport links, including nearby bus stops and major motorways (M4, M25, M40). With Heathrow and Central London within easy reach, this home is perfect for families, commuters, and investors.

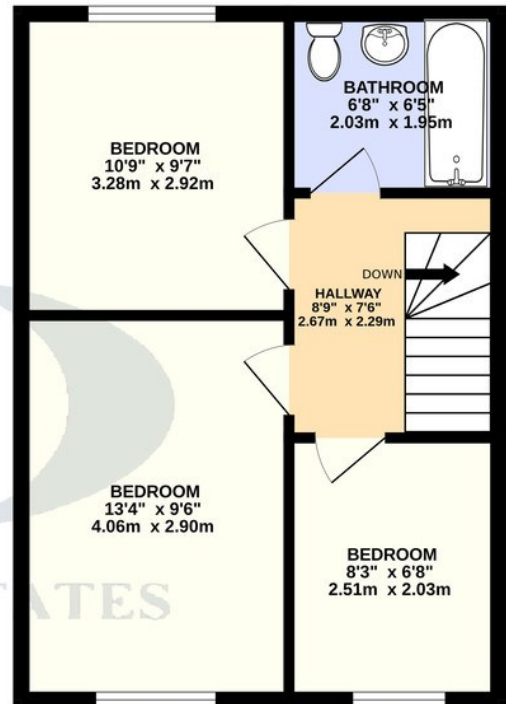
A rare opportunity in a sought-after location – book your viewing today!



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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