







**HILTONS ESTATES**

**Bycroft Road**  
 , Southall, UB1 2XQ

-  Mid-terrace home with private driveway
-  3 bedrooms – 2 spacious doubles + box room
-  Fully fitted kitchen with breakfast area
-  Modern WC + family bathroom


**Offers In Region Of £585,000**  
 EPC Rating 'TBC'







## Property Description

 3-Bed Mid-Terrace Home with **Studio Flat** & Driveway – Southall UB1 | Chain Free

A fantastic opportunity to own this versatile mid-terrace property in a prime Southall UB1 location. The ground floor features a porch, entrance hallway, modern WC, fully fitted kitchen with breakfast area, spacious living room, and a conservatory with utility space leading to a private rear garden with two outbuildings – one for storage and one a self-contained studio flat.

Upstairs offers two double bedrooms, a box room, and a family bathroom, with extension potential (STPP).

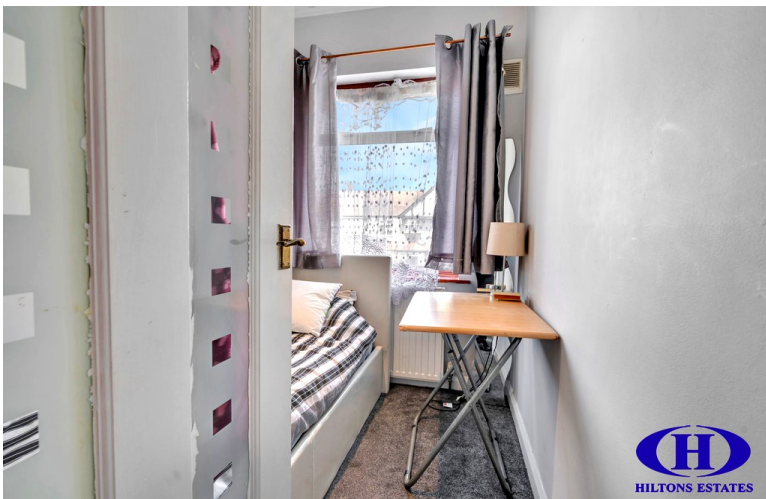
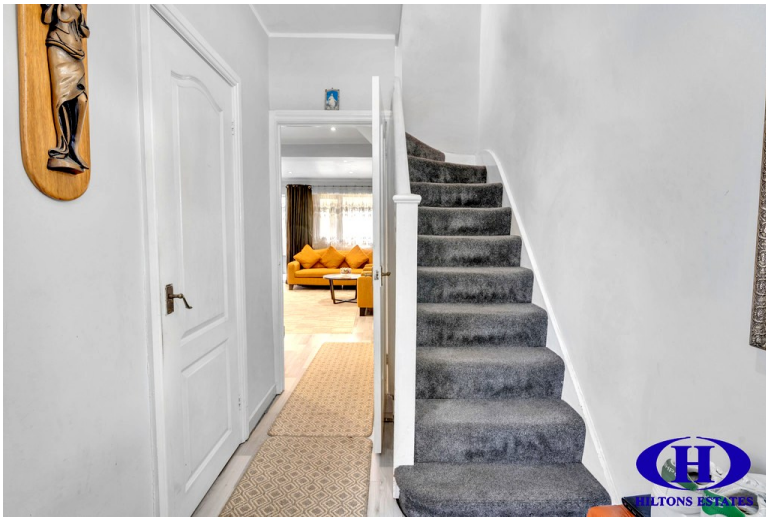
Located just off Lady Margaret Road and Allenby Road, close to Southall Broadway, schools, transport links, and Southall Crossrail.

Perfect for families, investors, or developers.

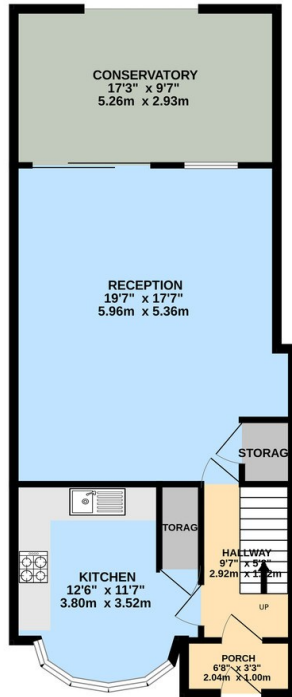
 Chain free – Enquire now!



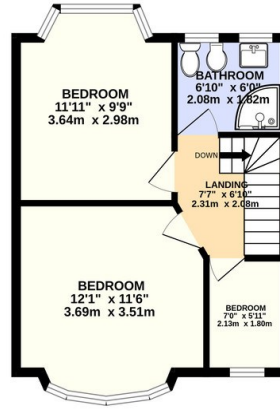




GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



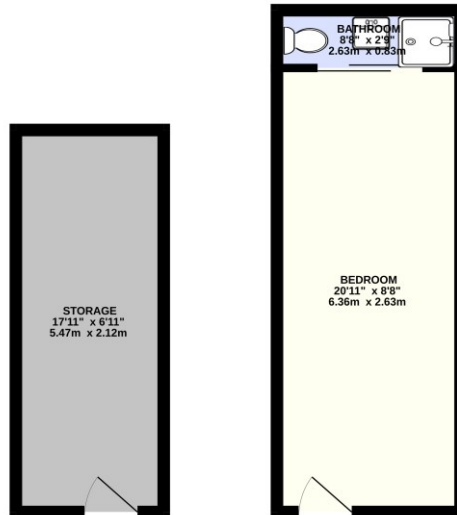
1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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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GROUND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 329 sq.ft. (30.5 sq.m.) approx.

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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