



## Woodlands Road | Southall | UB1 1EE

Spacious Four-Bedroom Home in Prime Southall Location – Excellent Potential

Located in the heart of Southall Broadway (UB1), this larger-than-average four-bedroom mid-terrace property offers generous living space and superb potential to add value. Set over two floors, it features a bright open-plan kitchen/living/dining area, a ground floor bedroom, and a shower room. Upstairs offers three further bedrooms, a family bathroom, and a separate WC. With double glazing, gas central heating, and a private rear garden, the home is in need of refurbishment and offers scope to extend (STPP). Just a short walk to shops, schools, amenities, and Southall Crossrail – ideal for families, investors, or developers.

Early viewing advised.

£525,000

**HILTONS ESTATES**