



HILTONS ESTATES

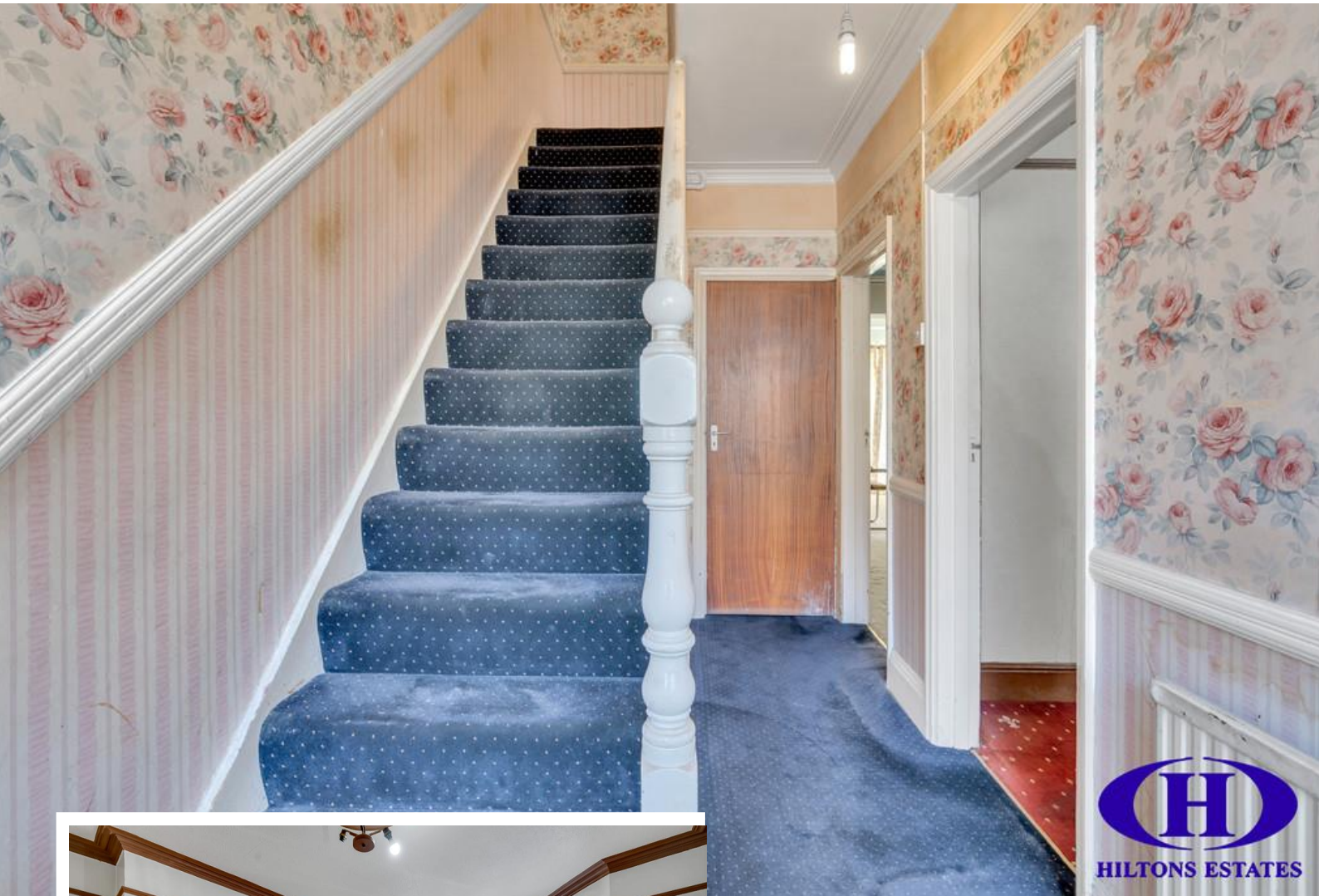
Woodlands Road
Southall, UB1 1EE

Offers In Region Of £525,000

EPC Rating '60'

- Four spacious bedrooms across two floors
- Open-plan kitchen, living & dining area
- Ground floor shower room + upstairs bathroom & WC
- Private rear garden – perfect for outdoor space





Property Description

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.

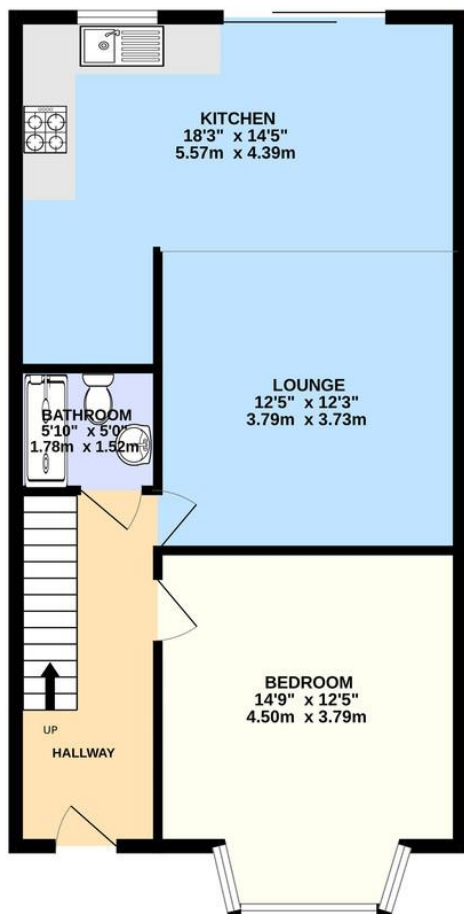
With double glazing, gas central heating, and a private rear garden, the home is in need of refurbishment and offers scope to extend (STPP).

Just a short walk to shops, schools, amenities, and Southall Crossrail – ideal for families, investors, or developers.

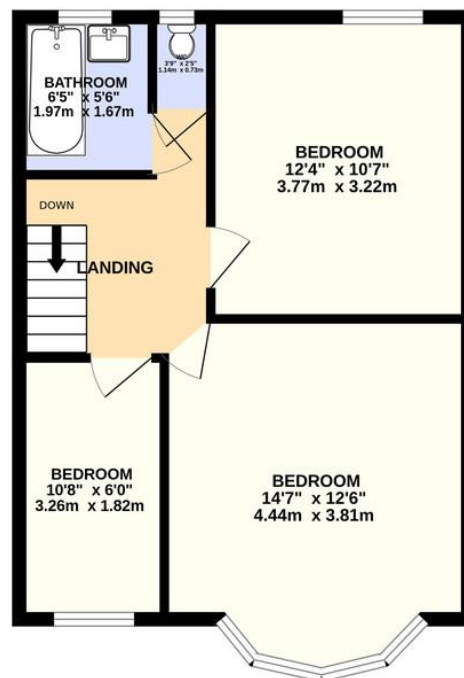
Early viewing advised.



GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		