



HILTONS ESTATES

Abbotts Road

, Southall, UB1 1HU

Offers In Region Of £549,950

EPC Rating '68'

- 3-bed terrace with loft potential (STPP)
- Prime Southall Broadway location
- Bright lounge & fitted kitchen
- Rear garden + brick outbuilding





Property Description

3-Bedroom Terrace with Loft Potential-Prime Southall Broadway Location

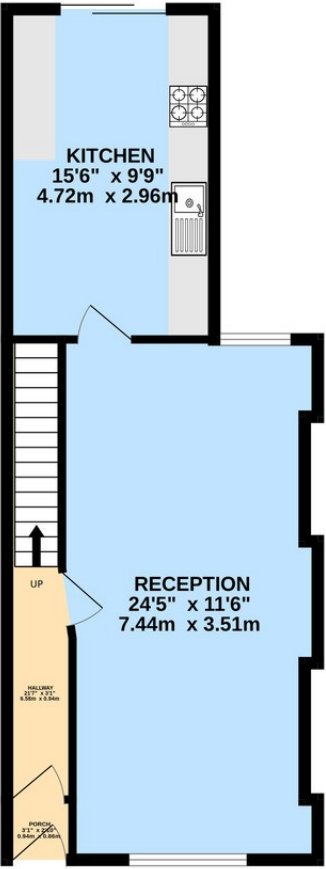
Ideally located just off Southall Broadway, this well-kept 3-bedroom terraced home offers spacious living and excellent extension potential (STPP).

Features include a bright lounge, fully fitted kitchen, family bathroom, and access to a loft with development scope. Outside boasts a tidy rear garden, brick-built outbuilding, and paved front garden.

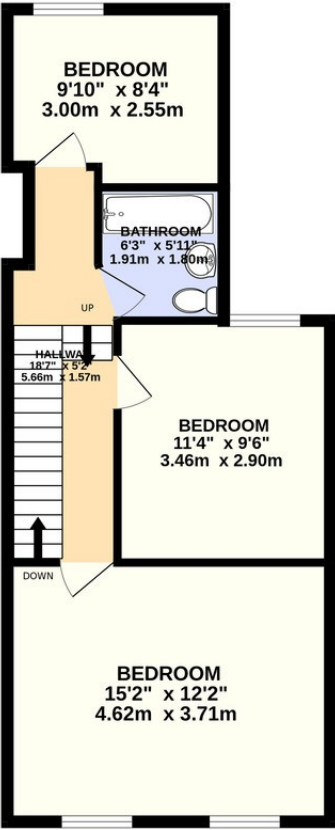
Benefits include gas central heating, double glazing, and close proximity to Southall Station (Elizabeth Line), schools, shops, and major transport links.

Perfect for families, investors, or buyers seeking space and future potential in a thriving location.

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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		86 B
69-80	C		
55-68	D	68 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 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