

HILTONS ESTATES

Woodlands Road
, Southall, UB1 1EE

- 3/4 Bedrooms with 2 Modern Bathrooms
- Two Spacious Receptions – one convertible to a bedroom
- Fully Fitted Kitchen with access to Private Garden
- Double Glazed & Gas Central Heating throughout

Offers In Region Of £535,000

EPC Rating '68'





Property Description

3/4-Bed, 2-Bath Home | Prime Southall Broadway | Development Potential (STPP)

Hiltons Estates presents this spacious 3/4-bedroom, 2-bath terraced home in the heart of Southall Broadway. Features two receptions (one usable as a 4th bedroom), a modern kitchen, a private garden, and family bathrooms on both floors.

Excellent scope to extend or convert into flats (STPP). Just minutes from Southall Crossrail, schools, shops, and amenities.

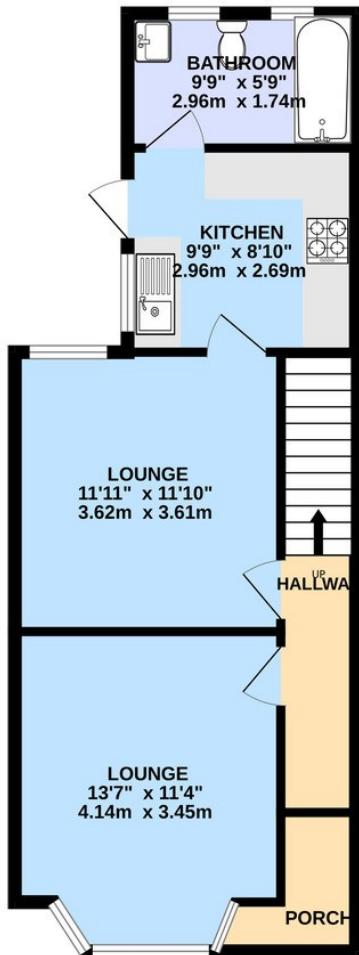
Ideal for families, investors, or developers-early viewing is highly recommended!





Score	Energy rating	Current	Potential
92+	A		88 B
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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