



HILTONS ESTATES

Abbotts Road
, Southall, UB1 1HR

-  Beautifully presented 3-bedroom mid-terrace home
-  Spacious through lounge & fitted kitchen
-  Loft with development potential (STPP)
-  Rear garden with brick-built outbuilding

Offers Over £525,000

EPC Rating 'TBC'





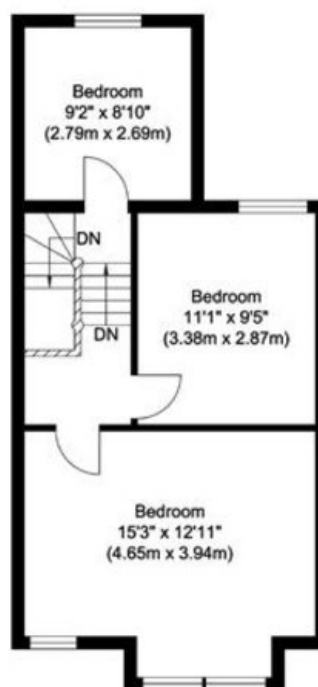
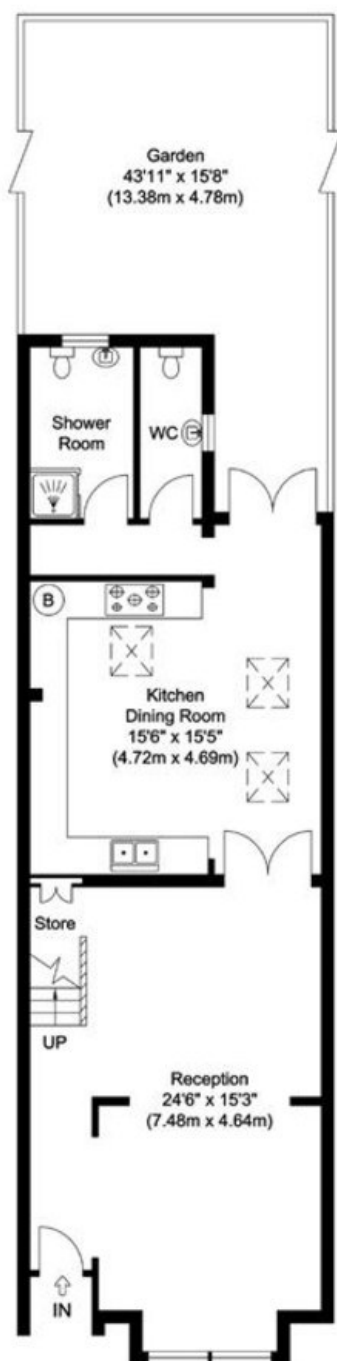
Property Description

Ideally positioned just off Southall Broadway, this beautifully presented 3-bedroom mid-terrace home offers spacious living with excellent future potential. The property features a bright through lounge, fully fitted kitchen, family bathroom, and access to a loft with development scope. Outside benefits include a tidy rear garden, brick-built outbuilding, and a paved front garden.

Additional highlights include gas central heating, double glazing, and superb connectivity with Southall Station (Elizabeth Line) nearby, along with schools, shops, and amenities. A fantastic opportunity for families, investors, or buyers looking to extend and add value (STPP) in a thriving location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
731.62 sq. ft.
(67.97 sq. m)

First Floor
Approximate Floor Area
446.37 sq. ft.
(41.47 sq. m)

Total Gross Internal Area
1178.00 sq. ft.
(109.44 sq. m)

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Illustration for identification purposes only, measurements are approximate, not to scale.

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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